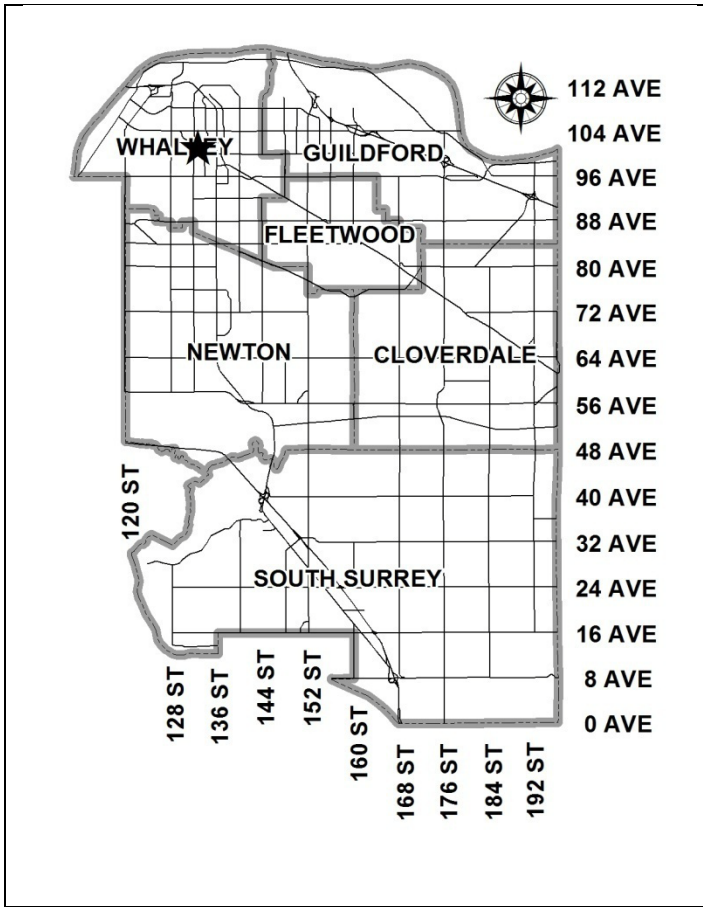


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0059-00

Planning Report Date: May 30, 2011



PROPOSAL:

- **Rezoning** from RF to CD (based on RM-70)
- **Development Permit**

in order to permit the development of a 4-storey apartment building with a two-storey townhouse base, consisting of approximately 103 dwelling units.

LOCATION:

13230/38 Old Yale Road,
 10156/68 - 132 Street and adjacent lane

OWNERS:

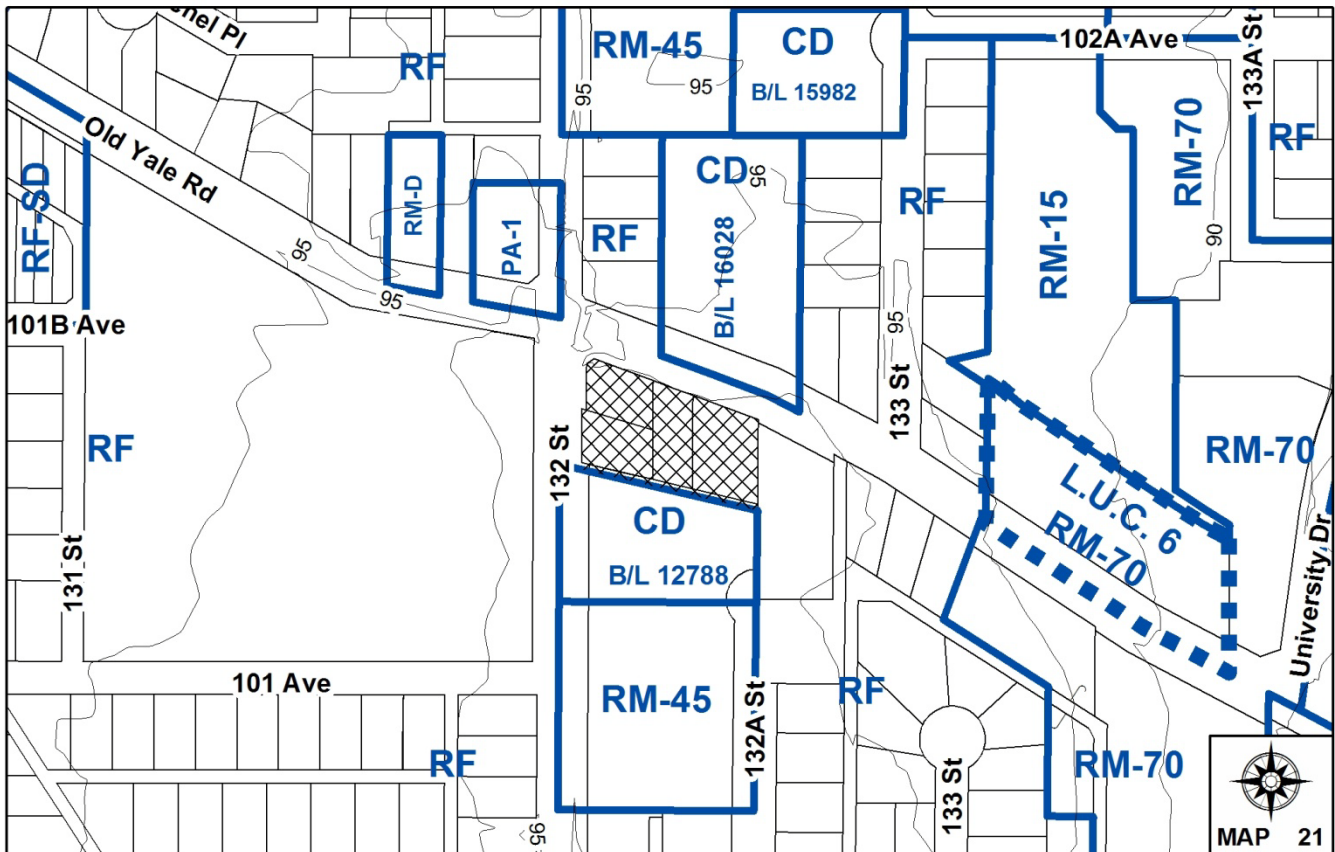
o897068 B.C. Ltd. et al

ZONING:

RF

OCP DESIGNATION:

Multiple Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning
- Approval to reduce indoor amenity space.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed density and building form are appropriate for this part of Surrey City Centre.
- Proposed setbacks achieve a more urban and pedestrian streetscape.
- Complies with the City Centre Plan update.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 309 square metres (3,326 sq.ft.) to 183 square metres (1,970 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7911-0059-00 in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) completion of the acquisition of the closed lane south of the subject site;
 - (h) the applicant adequately address the impact of reduced indoor amenity space;
 - (i) registration of a statutory right-of-way for public right of passage over the corner plaza area at 132 Street and Old Yale Road; and
 - (j) resolution of compensation toward City Centre parking measures to mitigate the proposed on-site parking deficiency, to the satisfaction of the General Manager, Engineering.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: **Projected number of students from this development:**

5 Elementary students at Old Yale Road School
3 Secondary students at Kwantlen Park School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by March 2013.

Parks, Recreation & Culture: Parks, Recreation & Culture Department has indicated concerns about the pressure this project will place on existing parks, recreation and culture facilities in the area.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Old Yale Road):	Townhouse development and single family dwellings.	Multiple Residential	CD (By-law No. 16028) and RF
East:	Single family dwelling on over-sized lot.	Multiple Residential	RF
South:	Four-storey apartment building.	Multiple Residential	CD (By-law No. 12788)
West (Across 132 Street):	Old Yale Road Elementary School.	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- On April 20, 2009, Council considered a Planning Report, under File No. 7908-0250-00, for a rezoning of the subject site to allow for the development of a 4-storey apartment building with a two-storey townhouse base consisting of approximately 90 dwelling units.

- The rezoning (By-law No. 16930) received Third Reading on May 4, 2009.
- Since the rezoning received Third Reading, the subject lots were purchased by a new owner.
- Prior to proceeding, the new owner conducted a market analysis of the previous design. The market analysis suggested that the design, as proposed under File No. 7908-0250-00, needed to be revised to reflect the current market conditions in order to create a viable project. This prompted a revision to the unit mix and proposed layout.
- In addition to the applicant-initiated revision, additional road dedication was identified along 132 Street in order to reflect current road standards.
- To proceed with the revised proposal, the new owner requested File No. 7908-0250-00 be closed.
- At the April 4, 2011 Regular Council – Land Use meeting, By-law No. 16930 was filed and File No. 7908-0250-00 was closed [RES.R11-530].
- On March 14, 2011, the applicant submitted a new, revised application (File No. 7911-0059-00) which is the subject of this Report.

Current Proposal

- The subject site includes four properties located at 10156/68 - 132 Street and 13230/38 Old Yale Road, located at the southeast corner of 132 Street and Old Yale Road.
- Like the previous application, the applicant is also proposing to purchase the 244.7-square metre (2,634 sq. ft.) portion of unopened lane to the south of the subject lots.
- Staff supported the closure of the lane south of the subject lots based on a development concept that identifies access to the neighbouring lot to the east via the 132A Street cul-de-sac to the south. The lane was formally closed by Council on January 25, 2010 with final adoption of By-law No. 17106.
- The 0.35 hectare (0.87 acre) subject site in Surrey City Centre is designated Multiple Residential under the Official Community Plan (OCP) and is zoned Single Family Residential Zone (RF). The Land Use and Density Concept in the City Centre Plan Update- Phase II, Stage 1 Report designates this site as Medium-Low Density 2.5 FAR (floor area ratio).
- The applicant is proposing to rezone the site from Single Family Residential Zone (RF) to Comprehensive Development Zone (CD), based on the RM-70 Zone, in order to allow the construction of a four-storey apartment building with a two-storey townhouse base along the north, east and west frontages. The proposal includes 88 apartment units and 15 townhouses for a total of one-hundred and three (103) dwelling units.
- The proposed floor area ratio (FAR) of the development is 2.09, which falls within the maximum 2.5 FAR of the Multiple Residential designation in City Centre.

- However, although the proposed building conforms in terms of height and massing to the type of building found in the RM-70 Zone, the FAR and lot coverage proposed cannot be accommodated in the RM-70 Zone.
- The proposed FAR of 2.09 exceeds the maximum FAR of 1.50 permitted in the RM-70 Zone. Further, since the area of the lot is less than 1.0 hectare (2.5 acres) in area, the sliding density provisions of the RM-70 Zone would limit the FAR to 1.15.
- Although the proposed density could be accommodated within the RM-135 Zone, the RM-135 Zone is designed to accommodate and regulate high-rise residential development and is, therefore, not appropriate for a four-storey building form.
- As a result of the proposed density, the applicant has applied to rezone the site to a Comprehensive Development Zone.

Proposed CD Zone

- The proposed CD By-law is based, generally, on the RM-70 Zone with modifications to the floor area ratio (FAR), as noted above, lot coverage and building setbacks. The table below shows a comparison between the proposed CD Zone and the RM-70 Zone.

	RM-70 Based on 1-hectare Site in City Centre	RM-70 Zone, Based on 0.35-hectare Site in City Centre	Proposed CD By-law
FAR	1.50	1.14	2.09
Lot Coverage	33%	33%	54%
Building Setbacks	7.5 m (25 ft.) from all lot lines	7.5 m (25 ft.) from all lot lines	north: 3.3 metres (11 ft.) east: 4.2 metres (14 ft.) west: 3.3 metres (11 ft.) south 2.7 metres (9 ft.)
Building Height	50 metres (164 ft.)	50 metres (164 ft.)	14 metres (46 ft.)
Parking	110 parking spaces	110 parking spaces	104 parking spaces

- The reduced setbacks along the west (132 Street) and north (Old Yale Road) property lines will achieve a more urban, pedestrian-oriented streetscape, consistent with the goals of the City Centre Plan.
- The proposed building is u-shaped with an outdoor amenity feature located in the middle of the site, open on the southern elevation. A reduced setback of 2.7 metres (9 ft.) is proposed along the south property line. The location of the outdoor amenity space provides for a greater setback from the neighbouring property to the south for a portion of the site, breaking up the massing along this edge.
- The maximum lot coverage has been increased from the 33% in the RM-70 Zone to 54%.
- The proposed lot coverage is typical for a 4-storey apartment building.

- The maximum building height of 50 metres (164 ft.) permitted in the RM-70 Zone has been reduced to 14 metres (46 ft.) to reflect the 4-storey proposal.
- All other aspects of the proposed CD By-law are consistent with the requirements of the RM-70 Zone.

Tree Preservation and Replacement

- The applicant has submitted an arborist assessment prepared by Trevor Cox, Certified Arborist of Diamond Head Consulting Ltd. The report identifies 25 mature trees. As this is a proposed multiple residential development with underground parking, all of the trees within the development footprint will need to be removed. The following chart reflects the trees proposed for removal by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Black Locust	2	0	2
Cedar	8	0	8
Douglas Fir	9	0	9
Grand Fir	1	0	1
Hemlock	1	0	1
Juniper	1	0	1
Pine	2	0	2
Walnut	1	0	1
Total	25	0	25

- The proposal indicates that 50 trees will be planted on site, which meets the 50 replacement trees required by the Tree Protection By-law.

PRE-NOTIFICATION

Pre-notification letters were sent on May 2, 2011, and staff received two phone calls from property owners within the pre-notification area.

- One resident expressed concern with the proposed 4-storey height as well as tree removal on the subject site.

(Staff indicated that the subject site is designated Medium-Low Density 2.5 FAR in the City Centre Land Use and Density Concept and that the proposed form of development conforms to this designation.)

As this is a proposed multiple residential development with underground parking, all of the trees within the development footprint will need to be removed however new trees will be planted.)

- One resident indicated that the area is already too crowded.

(Staff explained that the subject site is located in the City Centre and that the proposed development meets the goals of the City Centre Plan.)

DESIGN PROPOSAL AND REVIEW

Building Design

- The proposed apartment building will be four storeys in height with a two-storey townhouse base consisting of 103 units in total. The unit mix consists of 23 studio, 51 1-bedroom and 29 2-bedroom units.
- The proposed building is u-shaped with one vehicular entry to the site proposed off Old Yale Road at the northeast corner of the lot. The proposed driveway provides direct access to the underground parking facility
- There is a two-storey high main pedestrian entrance located on the north side of the building from Old Yale Road.
- Private pedestrian access to each of the street-oriented townhouse units is provided from both 132 Street and Old Yale Road.
- The building design includes 15, two-storey, street-oriented, two-bedroom townhouse units. Of the fifteen (15) units, four (4) units have direct access from a front yard patio to 132 Street and nine (9) units to Old Yale Road.
- The townhouse units are two-storey in height with the living, dining, kitchen and bathroom on the main level with two bedrooms and a second bathroom on the second level.
- The proposed building is an urban and modern building form with clean lines and a flat roof with an overhang.
- The facade is predominately clear glazing with a geometric "digital ribbon" pattern in blue hardi-panel and an accent ribbon pattern in taupe. The private pedestrian entrances are stained Douglas Fir wood and accented with gray hardi-panel to emphasize their location.
- Black prefinished horizontal metal railings on transparent balconies provide a colour accent.

Indoor Amenity Space

- The amenity space is located on the main floor adjacent to both of the main entrance lobbies and provides access to the outdoor amenity space courtyard. This space incorporates an exercise room, party room, kitchen and two washrooms.
- The proposed indoor amenity space totals 183 square metres (1,970 sq. ft.), which is 126 square metres (1,356 sq. ft.) less than the 309 square metres (3,326 sq. ft.) required under the Zoning By-law (3.0 square metres/32 sq. ft. per dwelling unit).
- The applicant has agreed to provide a monetary contribution of \$44,100 (based on \$1,050 per unit) in accordance with the City policy, to address the shortfall in the required indoor amenity space.

Landscaping and Outdoor Amenity Space

- The 132 Street and Old Yale Road streetscape elevations include a black coloured aluminum rail fence with landscaping behind and in front, with each private pedestrian entry defined by a concrete wall with brick inset perpendicular to the street.
- Along the 132 Street and Old Yale Road streetscape elevations, each townhouse unit includes a private patio with planting consisting of a variety of shrubs which frame the edge of each patio and private entrance in terraced planting strips. Every second patio also includes a Snake Bark Maple Tree.
- The east and south property lines include a 1.8-metre (6 ft.) high cedar fence and landscaping to screen and provide privacy from neighbouring properties.
- The proposed outdoor amenity area is a large 371-square metre (3,993 sq. ft.) open patio space located in the middle of the site adjacent to the south property line. This space can be accessed through both indoor amenity spaces and incorporates an outdoor exercise area, benches, patio tables, patio chairs and a children's play structure.
- The applicant is proposing a special corner feature at 132 Street and Old Yale Road. This corner feature will incorporate a heritage element with 'milestone markers' for Old Yale Road and 132 Street, a historic plaque, bench seating and special paving that will create a special entrance to City Centre.

Parking and Bicycle Storage

- All parking will be provided underground, and will be accessed from Old Yale Road.
- The proposed development includes a total of 104 parking spaces, consisting of 88 resident parking spaces and 16 parking spaces for visitors, two of which are designated for persons with a disability, within an enclosed one-level underground parking garage.
- The visitor spaces are located within a secured portion of the underground parking garage.
- The proposed 104 parking spaces is 15 parking stalls fewer than the 119 parking spaces required under the Zoning By-law. The applicant has agreed to provide \$15,000 compensation towards parking management measures within City Centre to mitigate the parking deficiency, which is supported by the Engineering Department.
- The proposed development also includes a total of 138 stalls for bike storage, which complies with the Surrey Zoning By-law.

ADVISORY DESIGN PANEL

Since this application is similar in form and character as the previous design proposed under File No. 7908-0250-00, this application was not referred to the ADP. It has been reviewed by staff and found satisfactory.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Proposed CD By-law

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JLM/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Thomas Allan Palmer, Patrick Cotter Architect Inc.
 Address: Unit 235 11300 No. 5 Road
 Richmond BC
 V7A 5J7
 Tel: 604-272-1477

2. Properties involved in the Application

(a) Civic Address: 13230 and 13238 Old Yale Road; 10156 and 10168 – 132 Street;
 and lane

(b) Civic Address: 13230 Old Yale Road
 Owner: 0897068 BC Ltd., Inc. No. 0897068
 Director Information:
 Xing Li
 Fanny Liang
 Guang Wen Zhu
 Wenzhan Zhu

No Officer Information Filed

PID: 006-588-255
Lot 100 Section 27 Block 5 North Range 2 West New Westminster District Plan 31407

(c) Civic Address: 13238 Old Yale Road
 Owner: 0897068 BC Ltd, Inc. No. 0897068
 Director Information:
 Xing Li
 Fanny Liang
 Guang Wen Zhu
 Wenzhan Zhu

No Officer Information Filed

PID: 006-588-182
Lot 99 Section 27 Block 5 North Range 2 West New Westminster District Plan 31407

(d) Civic Address: 10156 - 132 Street
Owner: 0897068 BC Ltd, Inc. No. 0897068

Director Information:

Xing Li
Fanny Liang
Guang Wen Zhu
Wenzhan Zhu

No Officer Information Filed

PID: 006-588-468
Lot 102 Section 27 Block 5 North Range 2 West New Westminster District Plan 31407

(e) Civic Address: 10168 - 132 Street
Owner: 0897068 BC Ltd, Inc. No. 0897068

Director Information:

Xing Li
Fanny Liang
Guang Wen Zhu
Wenzhan Zhu

No Officer Information Filed

PID: 000-624-489
Lot 101 Except: Parcel "A" (Bylaw Plan 46414), Section 27 Block 5 North Range 2 West New Westminster District Plan 31407

(f) Lane
Owner: City of Surrey
PID: 028-134-761
That Part of Section 27 Block 5 North Range 2 West New Westminster District Shown on Plan BCP43625

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to rezone the property.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-70)

Required Development Data	Minimum Required / Maximum Allowed in RM-70 Zone	Proposed
LOT AREA* (in square metres)		
Gross Total		3,844 m ²
Road Widening area		322 m ²
Undevelopable area		17 m ²
Net Total		3,505 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	33%	54%
Paved & Hard Surfaced Areas		31%
Total Site Coverage		85%
SETBACKS (in metres)		
Front	7.5 m	3.35 m
Rear	7.5 m	2.74 m
West Side Yard	7.5 m	3.35 m
East Side Yard	7.5 m	4.27 m
BUILDING HEIGHT (in metres/storeys)		
Principal		14 m
Accessory		4.5 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		23
One Bed		51
Two Bedroom		14
Two Bedroom Townhouse		15
Total		103
FLOOR AREA: Residential		7,513 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		7,513 m ²

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed in RM-70 Zone	Proposed
DENSITY		
# of units/ha (net)		294 upha
# of units/ha /# units/acre (net)		119 upa
FAR (gross)		
FAR (net)		2.09
AMENITY SPACE (area in square metres)		
Indoor	309 m ²	183 m ²
Outdoor	309 m ²	371 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	74	59
2-Bed and Townhomes	29	29
Residential Visitors	16	16
Institutional		
Total Number of Parking Spaces	119	104
Number of disabled stalls		2
Number of small cars		23 (22%)
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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PROJECT DATA:

CIVIC ADDRESS: 13230 OLD YALE ROAD
 LEGAL ADDRESS: LOT 100, 99, 102, 101 SECTION 27 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 31407
 ZONING: REZONING TO CD
 PROPOSED BUILDING HEIGHT: 4 STOREYS (14m)

DRAWING LIST:

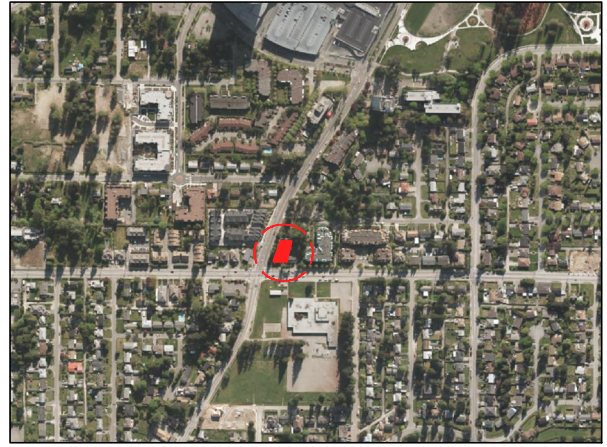
- | | |
|-------|------------------------------|
| A-001 | COVER / DEVELOPMENT DATA |
| A-010 | AREA OVERLAYS |
| A-011 | SITE CONSOLIDATION |
| A-101 | SITE PLAN |
| A-201 | FLOOR PLAN - PARKING LEVEL 1 |
| A-202 | FLOOR PLAN - LEVEL 1 |
| A-203 | FLOOR PLAN - LEVEL 2 |
| A-204 | FLOOR PLAN - LEVEL 3 |
| A-205 | FLOOR PLAN - LEVEL 4 |
| A-206 | ROOF PLAN |
| A-301 | BUILDING ELEVATIONS |
| A-302 | INTERIOR BUILDING ELEVATIONS |
| A-303 | PERSPECTIVES |
| A-304 | PERSPECTIVES |
| A-305 | SHADOW STUDIES |
| A-306 | MATERIAL BOARD |
| A-401 | BUILDING SECTIONS |
| A-411 | STREET SECTIONS |
| A-412 | STREET SECTIONS |

PERSPECTIVE:



NORTH EAST CORNER ON OLD YALE ROAD

LOCATION PLAN:



DEVELOPMENT DATA:

Site Summary	
Site Area - Gross (ha)	0.38
Site Area - Gross (m ²)	3,844
Site Area - Net (ha)	0.35
Site Area - Net (m ²)	3,505
Building Area Summary	
Building Footprint (m ²)	1,891
Site Coverage	54%
Floor Area - Level 1 (m ²)	1,875
Floor Area - Level 2 (m ²)	1,812
Floor Area - Level 3 (m ²)	1,891
Floor Area - Level 4 (m ²)	1,847
Total	7,424
Density	
F.A.R.	2.07
Units per Hectare	294
Units per Acre	119
Unit Mix	
1 Studio	25
1 Bedroom	51
2 Bedroom	14
Townhome	15
Total	105
100%	100%
Parking*	
Per Unit	Units Required
Visitor	0.15
Studio	0.56
1 Bedroom	1
2 Bedroom	1
Townhome	1
Total	88
104	104
Bicycle Parking	
Per Unit	Units Required
Visitor	1.2
Resident	1.24
Total	130

*Based on current municipal codes for density.

NOTES:



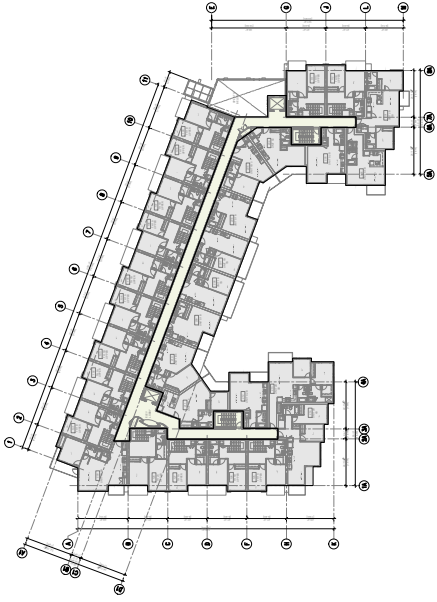
L1 AREA BREAKDOWN:		
<input type="checkbox"/>	RESIDENTIAL	19,009.06 sq ft
<input type="checkbox"/>	CIRCULATION	3,301.63 sq ft
<input type="checkbox"/>	AMENITY	1,907.87 sq ft
<input type="checkbox"/>	OUTDOOR AMENITY	3,689.75 sq ft
TOTAL		27,908.31 sq ft (1,852.24 m²)

2 LEVEL 1 AREA OVERLAY



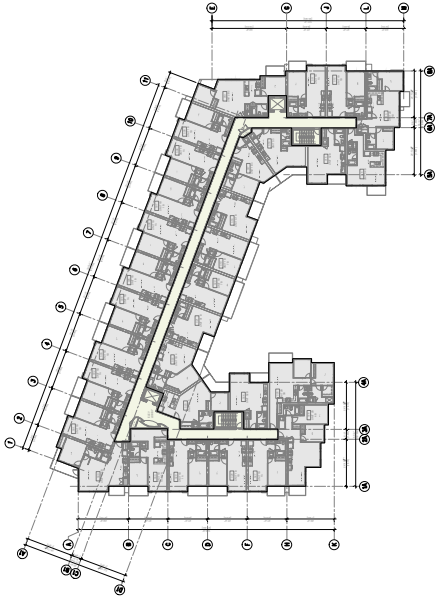
L2 AREA BREAKDOWN:		
<input type="checkbox"/>	RESIDENTIAL	17,261.06 sq ft
<input type="checkbox"/>	CIRCULATION	2,254.84 sq ft
<input type="checkbox"/>	AMENITY	0.00 sq ft
TOTAL		19,515.90 sq ft (1,840.56 m²)

3 LEVEL 2 AREA OVERLAY



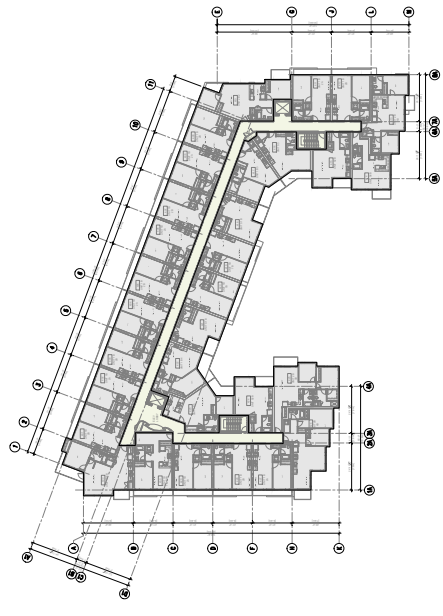
L3 AREA BREAKDOWN:		
<input type="checkbox"/>	RESIDENTIAL	18,703.29 sq ft
<input type="checkbox"/>	CIRCULATION	2,443.34 sq ft
<input type="checkbox"/>	AMENITY	0.00 sq ft
TOTAL		21,146.63 sq ft (1,980.50 m²)

4 LEVEL 3 AREA OVERLAY



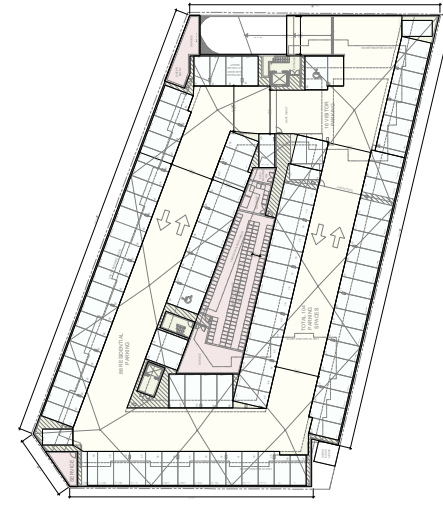
PARKING AREA BREAKDOWN:		
<input type="checkbox"/>	SERVICE AND STORAGE	3,228.86 sq ft
<input type="checkbox"/>	CIRCULATION	2,468.06 sq ft
<input type="checkbox"/>	PARKING	14,795.51 sq ft
<input type="checkbox"/>	DRIVE RABLE	14,999.91 sq ft
TOTAL PARKING AREA:		35,492.34 sq ft (3,312.28 m²)

4 PARKING AREA OVERLAY



PARKING AREA BREAKDOWN:		
<input type="checkbox"/>	SERVICE AND STORAGE	3,228.86 sq ft
<input type="checkbox"/>	CIRCULATION	2,468.06 sq ft
<input type="checkbox"/>	PARKING	14,795.51 sq ft
<input type="checkbox"/>	DRIVE RABLE	14,999.91 sq ft
TOTAL PARKING AREA:		35,492.34 sq ft (3,312.28 m²)

4 PARKING AREA OVERLAY



PARKING AREA BREAKDOWN:		
<input type="checkbox"/>	SERVICE AND STORAGE	3,228.86 sq ft
<input type="checkbox"/>	CIRCULATION	2,468.06 sq ft
<input type="checkbox"/>	PARKING	14,795.51 sq ft
<input type="checkbox"/>	DRIVE RABLE	14,999.91 sq ft
TOTAL PARKING AREA:		35,492.34 sq ft (3,312.28 m²)

PARKING AREA BREAKDOWN:		
<input type="checkbox"/>	SERVICE AND STORAGE	3,228.86 sq ft
<input type="checkbox"/>	CIRCULATION	2,468.06 sq ft
<input type="checkbox"/>	PARKING	14,795.51 sq ft
<input type="checkbox"/>	DRIVE RABLE	14,999.91 sq ft
TOTAL PARKING AREA:		35,492.34 sq ft (3,312.28 m²)

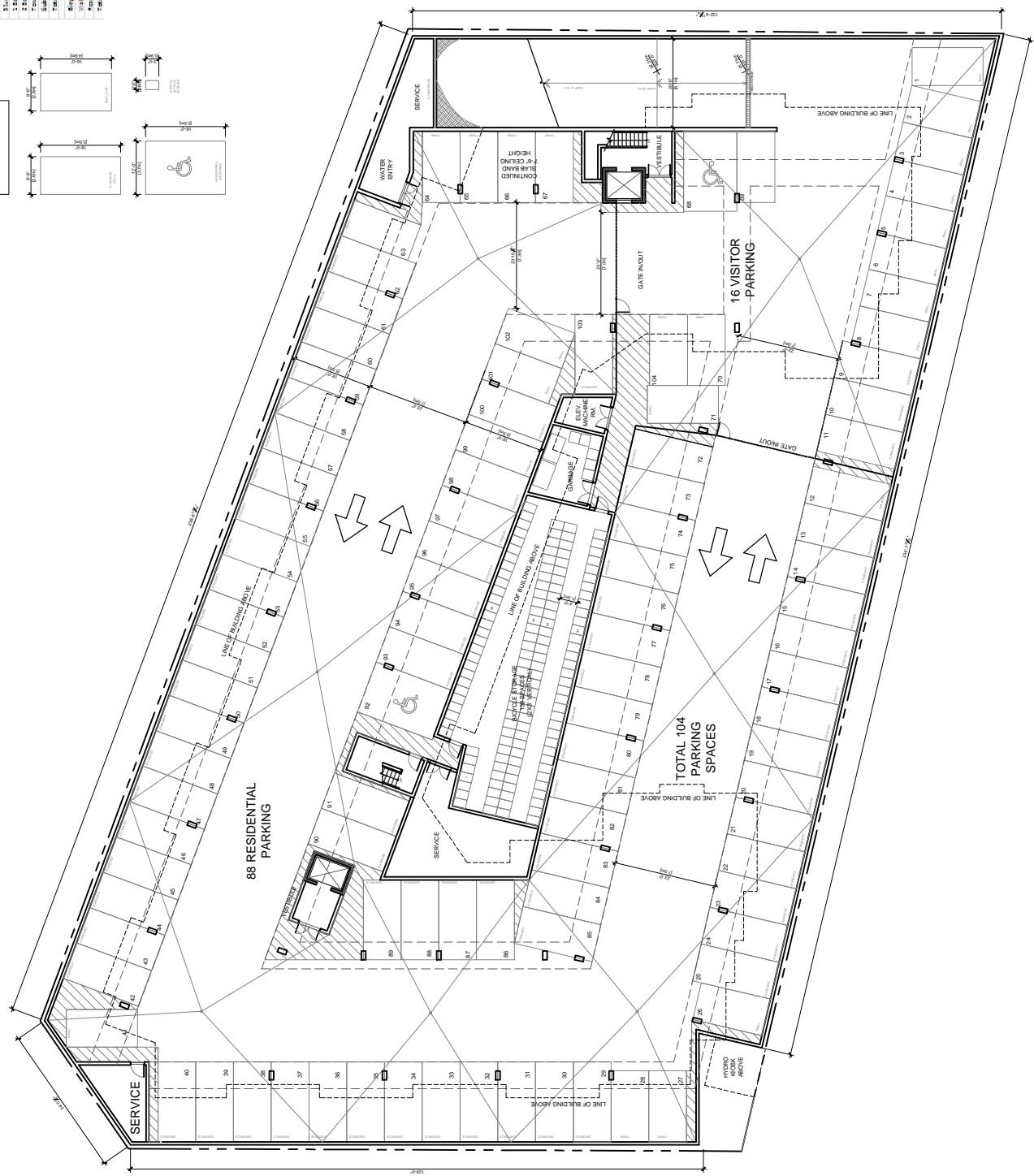
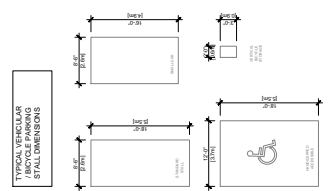
Patrick O'Leary
 ARCHITECT
 100 WILSON AVENUE, SUITE 100
 RICHMOND, BC V6Y 1R7
 TEL: 604-273-3333
 FAX: 604-273-3334
 WWW.PATRICKOLEARYARCHITECT.COM

PROJECT: PATRICK O'LEARY ARCHITECT
 SHEET: A-010
 DATE: 2024-09-10
 SCALE: AS SHOWN
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

AREA OVERLAYS
 SHEET TOTAL: [Value]
 AREA OVERLAYS
 SERVICE AND STORAGE: 3,228.86 sq ft
 CIRCULATION: 2,468.06 sq ft
 PARKING: 14,795.51 sq ft
 DRIVE RABLE: 14,999.91 sq ft
 TOTAL PARKING AREA: 35,492.34 sq ft (3,312.28 m²)



Item	Quantity	Unit	Notes
1. VEHICLE	104	SPACES	RESIDENTIAL VISITOR
2. BICYCLE	10	SPACES	RESIDENTIAL VISITOR
3. SERVICE	2	SPACES	RESIDENTIAL VISITOR
4. TOTAL	116	SPACES	RESIDENTIAL VISITOR



1.0 PARKING LEVEL PLAN

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	2024-01-15	JL	ML
2	REVISED PER COMMENTS	2024-02-01	JL	ML
3	REVISED PER COMMENTS	2024-02-15	JL	ML
4	REVISED PER COMMENTS	2024-03-01	JL	ML
5	REVISED PER COMMENTS	2024-03-15	JL	ML
6	REVISED PER COMMENTS	2024-04-01	JL	ML
7	REVISED PER COMMENTS	2024-04-15	JL	ML
8	REVISED PER COMMENTS	2024-05-01	JL	ML
9	REVISED PER COMMENTS	2024-05-15	JL	ML
10	REVISED PER COMMENTS	2024-06-01	JL	ML

Park Connect
 1350 ST. STREET AND
 OLD YALE ROAD
 SURREY, BC
 VAN
 CONNECT

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	2024-01-15	JL	ML
2	REVISED PER COMMENTS	2024-02-01	JL	ML
3	REVISED PER COMMENTS	2024-02-15	JL	ML
4	REVISED PER COMMENTS	2024-03-01	JL	ML
5	REVISED PER COMMENTS	2024-03-15	JL	ML
6	REVISED PER COMMENTS	2024-04-01	JL	ML
7	REVISED PER COMMENTS	2024-04-15	JL	ML
8	REVISED PER COMMENTS	2024-05-01	JL	ML
9	REVISED PER COMMENTS	2024-05-15	JL	ML
10	REVISED PER COMMENTS	2024-06-01	JL	ML

FLOOR PLAN
 PARKING LEVEL 1

NOTES:



UNIT SUMMARY: LEVEL 3	
TOWN HOUSE	0
STUDIO	6
1 BEDROOM	21
2 BEDROOM	4
TOTAL UNITS	31
LEVEL 3 OPA = 20,006 sqft	

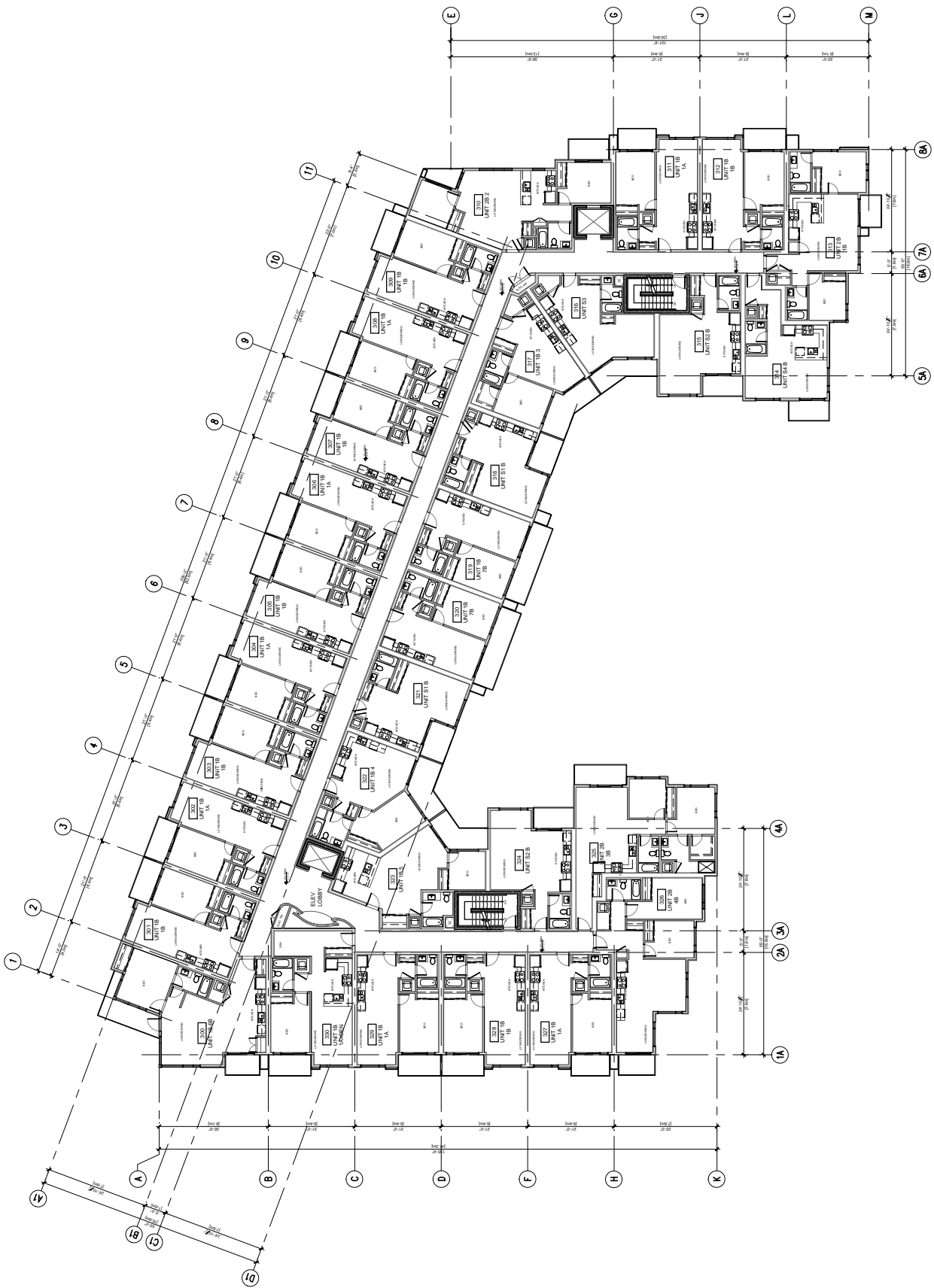
NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	2024-08-20	MM	MM
2	ISSUED FOR PERMIT	2024-08-20	MM	MM
3	ISSUED FOR PERMIT	2024-08-20	MM	MM
4	ISSUED FOR PERMIT	2024-08-20	MM	MM
5	ISSUED FOR PERMIT	2024-08-20	MM	MM
6	ISSUED FOR PERMIT	2024-08-20	MM	MM
7	ISSUED FOR PERMIT	2024-08-20	MM	MM
8	ISSUED FOR PERMIT	2024-08-20	MM	MM
9	ISSUED FOR PERMIT	2024-08-20	MM	MM
10	ISSUED FOR PERMIT	2024-08-20	MM	MM
11	ISSUED FOR PERMIT	2024-08-20	MM	MM
12	ISSUED FOR PERMIT	2024-08-20	MM	MM
13	ISSUED FOR PERMIT	2024-08-20	MM	MM
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18	ISSUED FOR PERMIT	2024-08-20	MM	MM
19	ISSUED FOR PERMIT	2024-08-20	MM	MM
20	ISSUED FOR PERMIT	2024-08-20	MM	MM
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39	ISSUED FOR PERMIT	2024-08-20	MM	MM
40	ISSUED FOR PERMIT	2024-08-20	MM	MM
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44	ISSUED FOR PERMIT	2024-08-20	MM	MM
45	ISSUED FOR PERMIT	2024-08-20	MM	MM
46	ISSUED FOR PERMIT	2024-08-20	MM	MM
47	ISSUED FOR PERMIT	2024-08-20	MM	MM
48	ISSUED FOR PERMIT	2024-08-20	MM	MM
49	ISSUED FOR PERMIT	2024-08-20	MM	MM
50	ISSUED FOR PERMIT	2024-08-20	MM	MM

Public Center
 13500 STREET AND
 OLD YALE ROAD
 SURREY, BC
 V4W 2G7
 TEL: 604.593.8888
 WWW.PUBLICCENTERBC.COM

DATE: 2024-08-20
 DRAWN: MM
 CHECKED: MM
 APPROVED: MM

PROJECT: PUBLIC CENTER
 SHEET: FLOOR PLAN LEVEL 3
 SCALE: AS SHOWN

PROJECT NO: A-204
 SHEET NO: A

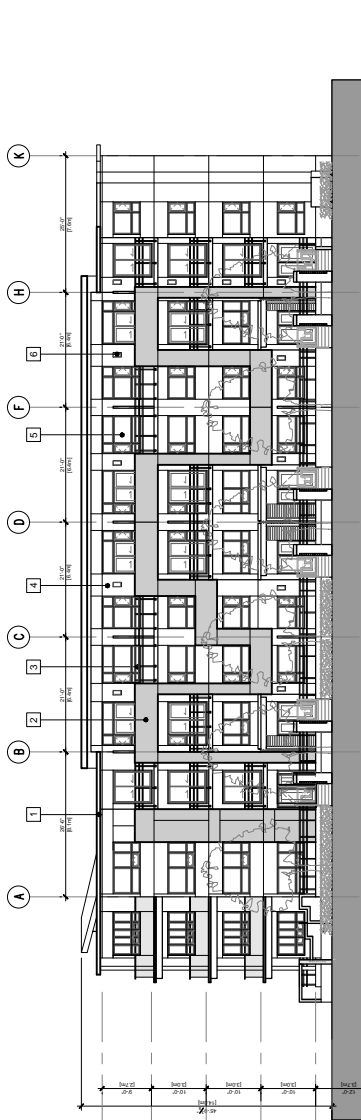


LEVEL 3 PLAN
 1/8\"/>

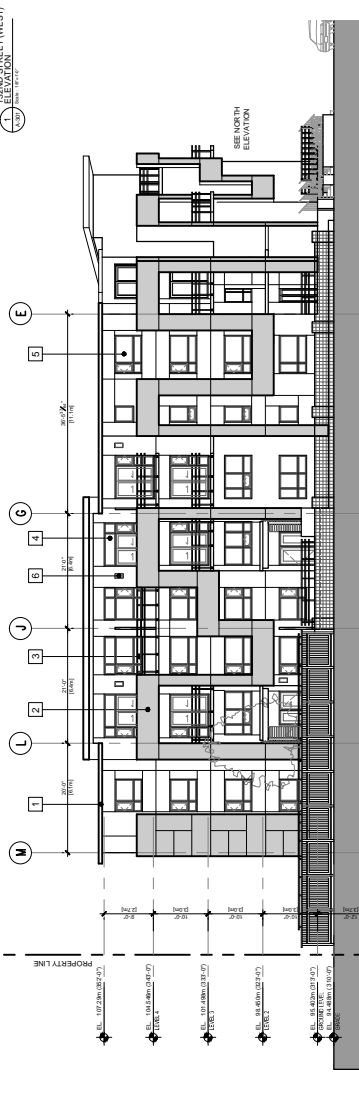
NOTES

EXTERIOR MATERIALS

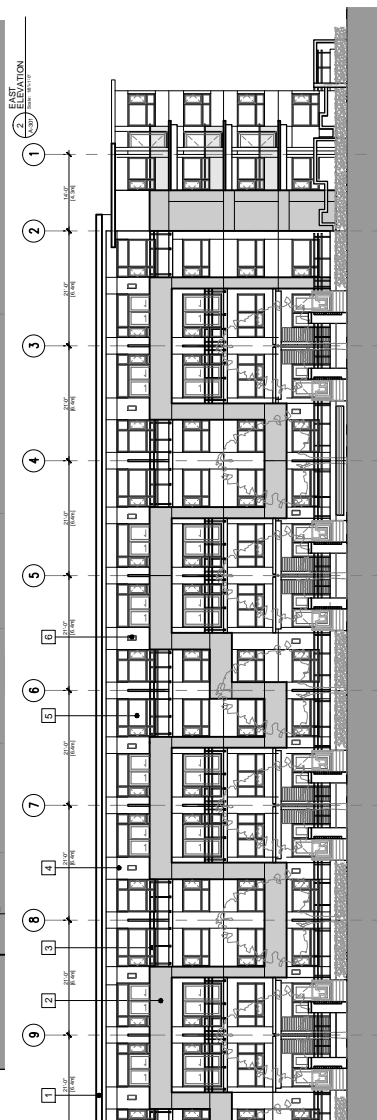
1. PAINTED FASCIABOARD
2. "DIGITAL RIBBON" - CEMENTIOUS CONCRETE PANELS (SEE PANELS FINISHES APPLICATION)
3. BLACK METAL GAMBREL W/ GLASSBACK PANELS
4. CEMENTIOUS PANEL SIDING W/ GLASSBACK PANELS (FINISHES APPLICATION)
5. VINYL WINDOWS
6. WALL-MOUNTED LIGHTS



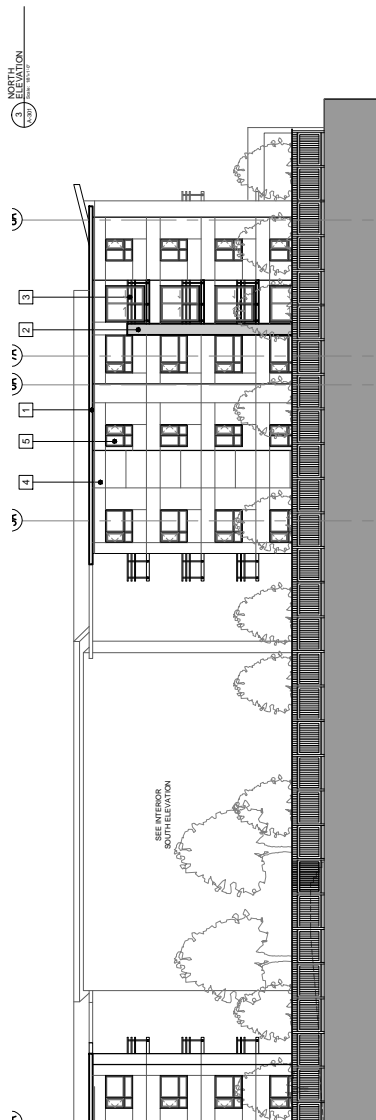
1250 S STREET (WEST) ELEVATION



SEE NORTH ELEVATION



EAST ELEVATION



SEE INTERIOR SOUTH ELEVATION

SOUTH ELEVATION

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/20/2024
2	ISSUED FOR PERMIT	08/20/2024
3	ISSUED FOR PERMIT	08/20/2024
4	ISSUED FOR PERMIT	08/20/2024
5	ISSUED FOR PERMIT	08/20/2024
6	ISSUED FOR PERMIT	08/20/2024
7	ISSUED FOR PERMIT	08/20/2024
8	ISSUED FOR PERMIT	08/20/2024
9	ISSUED FOR PERMIT	08/20/2024
10	ISSUED FOR PERMIT	08/20/2024
11	ISSUED FOR PERMIT	08/20/2024
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14	ISSUED FOR PERMIT	08/20/2024
15	ISSUED FOR PERMIT	08/20/2024
16	ISSUED FOR PERMIT	08/20/2024
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18	ISSUED FOR PERMIT	08/20/2024
19	ISSUED FOR PERMIT	08/20/2024
20	ISSUED FOR PERMIT	08/20/2024



Public Center
1350 S STREET AND
OLD YALE ROAD
SURREY, BC

DATE: 08/20/2024
DRAWN: [Name]
CHECKED: [Name]
SCALE: 1/8" = 1'-0"

CONNECT

PROJECT NO.: [Number]
SHEET NO.: [Number]

PROJECT NAME: [Name]
CLIENT: [Name]

ARCHITECT: [Name]
ENGINEER: [Name]

DATE: [Date]
SCALE: [Scale]

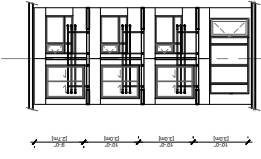
BUILDING ELEVATIONS

A-301

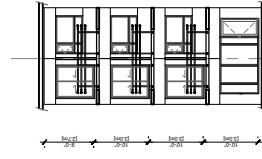
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NOTES

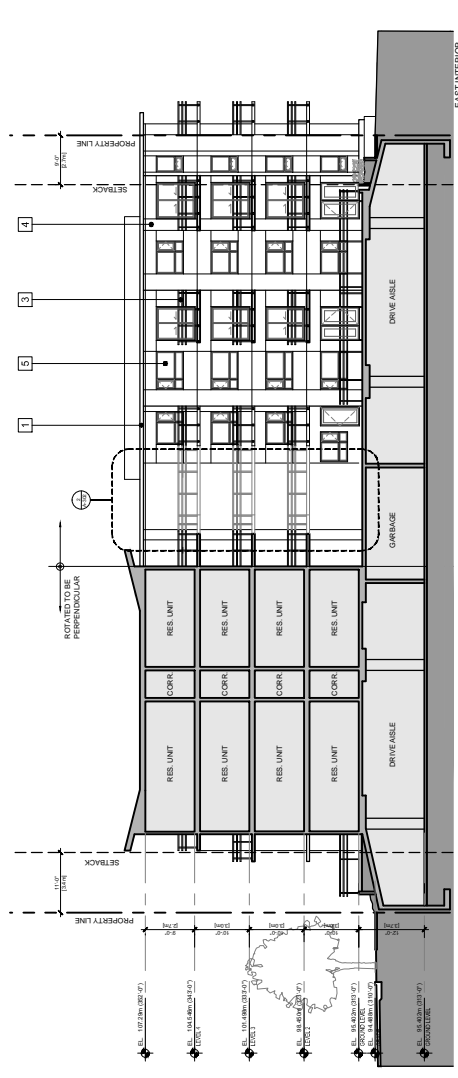
- INTERIOR MATERIALS**
1. PAINTED FIBROBOARD
 2. "DIGITAL FIBRON" - CEMENTIOUS POLYMER FLOOR FINISH WITH POLYURETHANE FINISH
 3. BLACK METAL GAUZE GRILL W/ GLASSBACK PANELS
 4. CEMENTIOUS PANEL SIDING W/ POLYURETHANE FINISH
 5. VINYL WINDOWS
 6. WALL MOUNTED LIGHTS



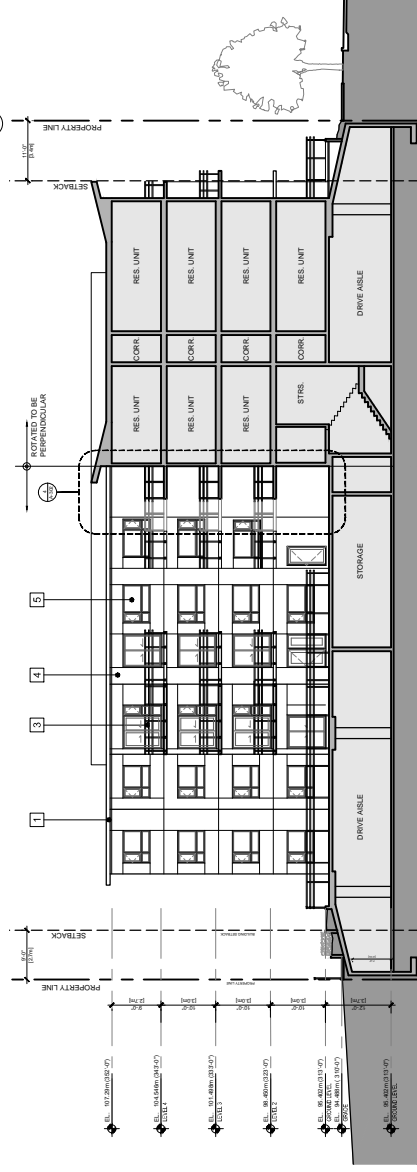
3 SOUTH EAST EXTERIOR COURTYARD ELEVATION
DATE: 11.14.17



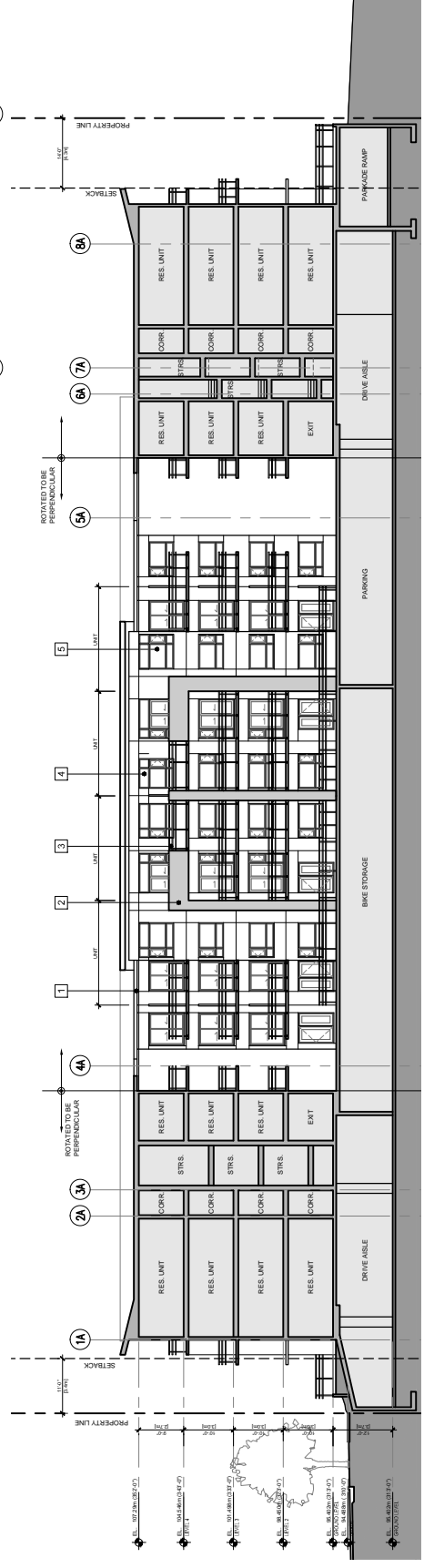
4 SOUTH WEST EXTERIOR COURTYARD ELEVATION
DATE: 11.14.17



1 SOUTH EAST INTERIOR COURTYARD ELEVATION
DATE: 11.14.17



2 SOUTH WEST INTERIOR COURTYARD ELEVATION
DATE: 11.14.17



3 SOUTH INTERIOR COURT YARD ELEVATION
DATE: 11.14.17

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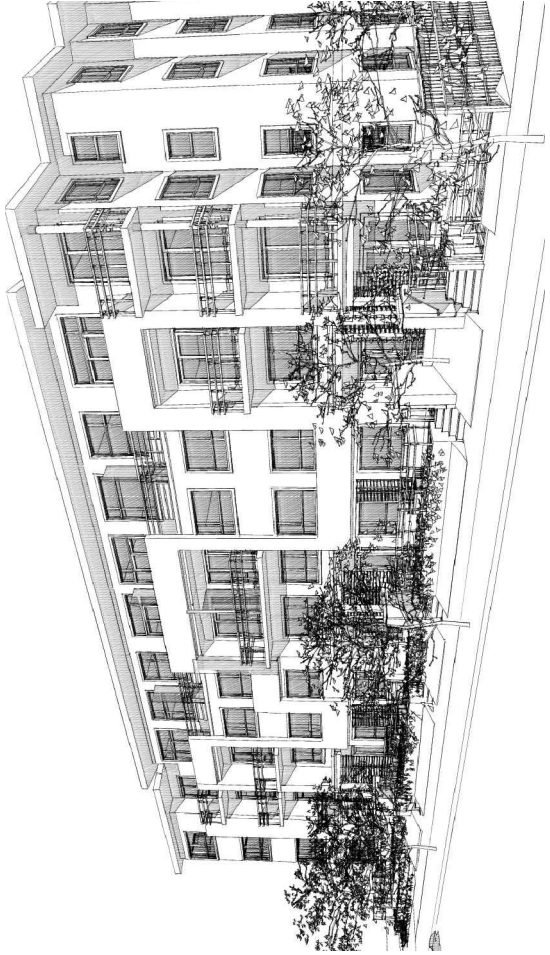
MAXIMA CONSULTING GROUP
 13300 STREET AND
 OLD YALE ROAD
 SURREY, BC
 V3W 2G4
 TEL: 604.591.1111
 FAX: 604.591.1112
 WWW.MAXIMACONSULTING.COM

Project: Connect
 13300 STREET AND
 OLD YALE ROAD
 SURREY, BC
 V3W 2G4

DATE: 11.14.17
 DRAWN: [Name]
 CHECKED: [Name]
 PROJECT: CONNECT
 SHEET: A-302

BUILDING ELEVATIONS

PERSPECTIVE:



SOUTH WEST CORNER ON 130th STREET

PERSPECTIVE:



EXTERIOR AMENITY COURTYARD

NOTICE:



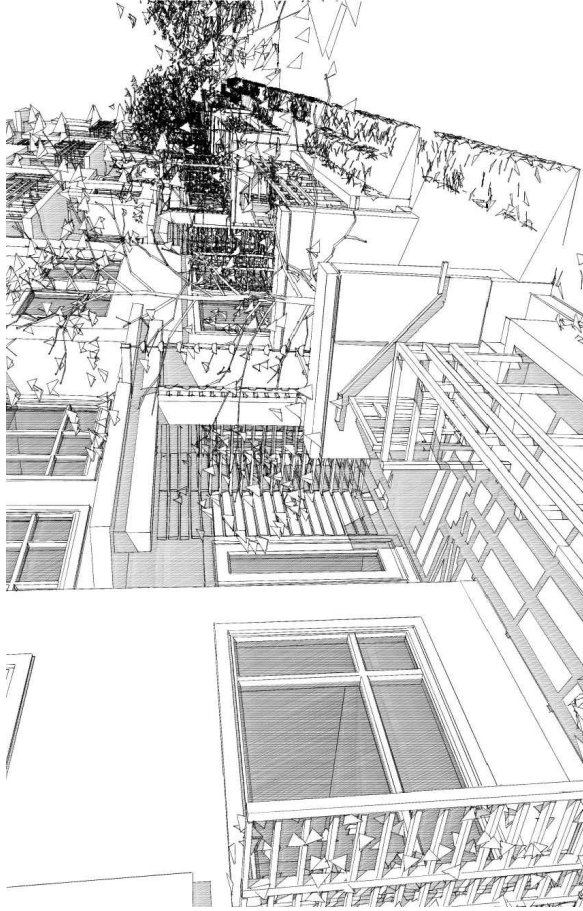
CORNER OF 130th AND OLD YALE ROAD

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Patrick O'Neil Architects
 ARCHITECTS
 130th Street and Old Yale Road
 Surrey, BC
 V4A 4A4
 TEL: 604.581.1111
 FAX: 604.581.1112
 WWW: PATRICKONEILARCHITECTS.COM

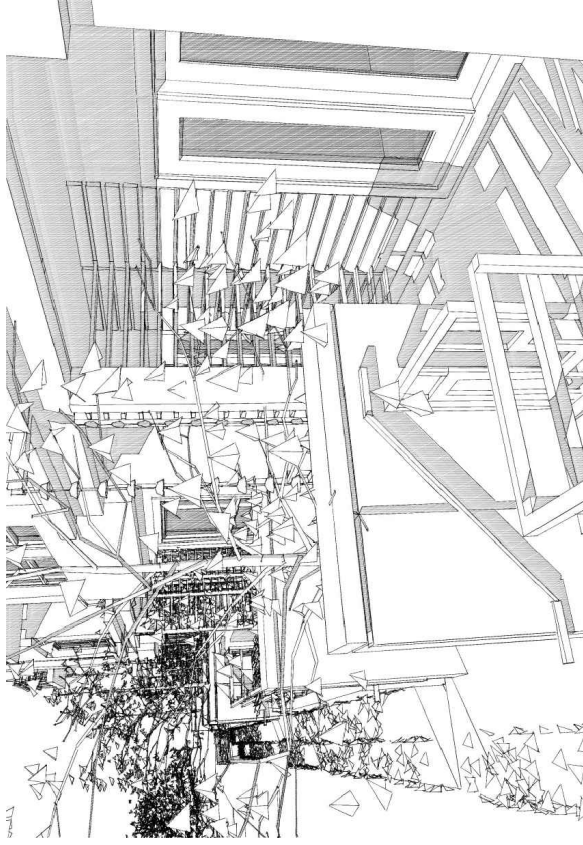
PROJECT NO. 130th Street and Old Yale Road
 SHEET NO. 130th Street and Old Yale Road
 DATE: 2014-08-15
 DRAWN BY: J.P.
 CHECKED BY: J.P.
 SCALE: 1/8" = 1'-0"
 TITLE: 130th Street and Old Yale Road
 BUILDING PERMITTING PERSPECTIVES

PERSPECTIVE:



TOWNHOUSE PATIO

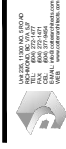
PERSPECTIVE:



TOWNHOUSE PATIO

NOTES:

NO.	DATE	DESCRIPTION
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Patrick O'Callaghan
ARCHITECTS
 100 W. BAYVIEW AVENUE
 SUITE 200
 SCARBOROUGH, ONTARIO M1S 5A7
 TEL: 416-291-1111
 FAX: 416-291-1112
 WWW.PATRICKO'CALLAGHAN.COM

NO.	DATE	DESCRIPTION
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PROJECT TITLE:
PROJECT NO.:
DATE:
SCALE:
BY:
CHECKED BY:
DATE:

TOWNHOUSE PATIO

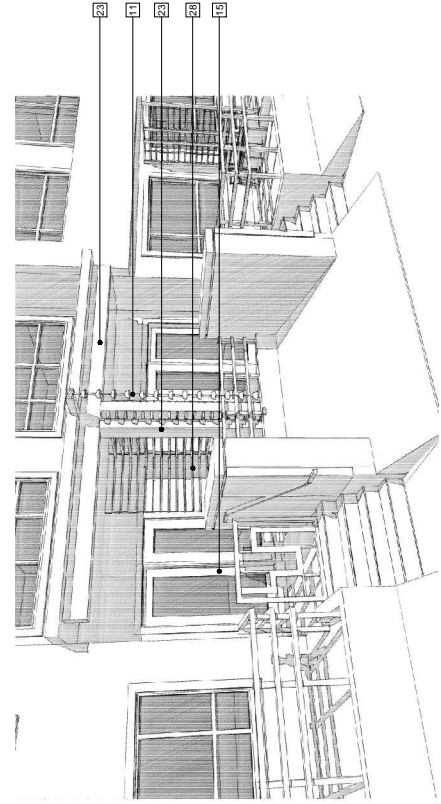


TOWNHOUSE ENTRIES FROM OLD YALE ROAD



TOWNHOUSE ENTRY

ITEM	DESCRIPTION	QUANTITY	UNIT	DATE
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NO.	REVISIONS	DATE
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MAXIMA CONSULTING GROUP
 ARCHITECTS
 1350 STREET AND
 OLD YALE ROAD
 SURREY, BC
 V3R 0A2
 TEL: 604-591-4444
 FAX: 604-591-4445
 WWW.MAXIMACONNECT.COM

Public Center
 1350 STREET AND
 OLD YALE ROAD
 SURREY, BC
 V3R 0A2

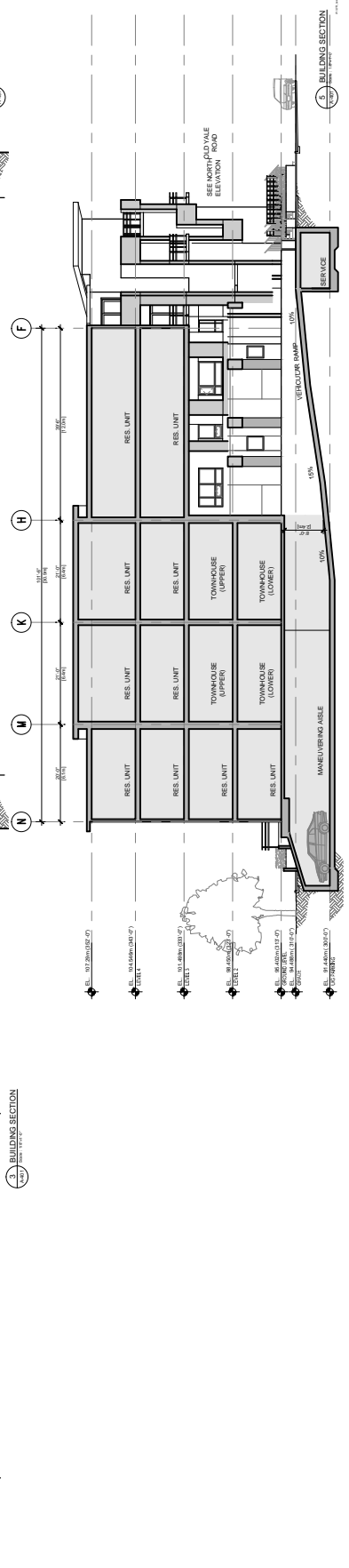
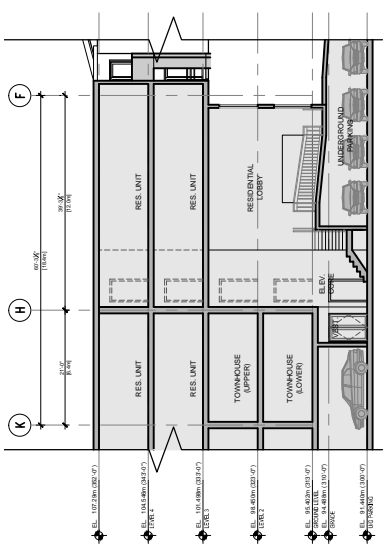
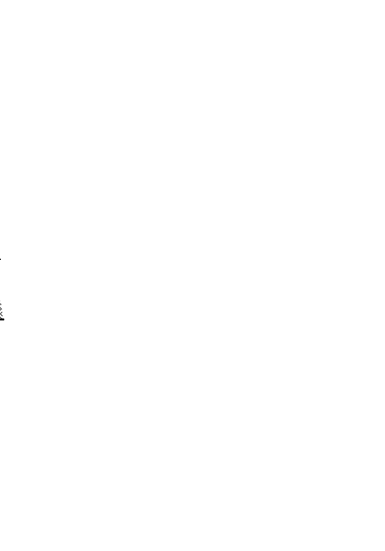
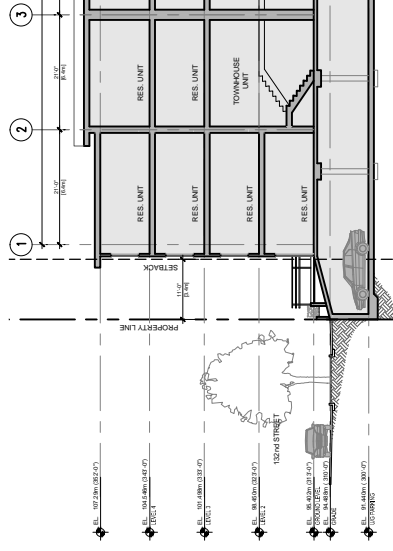
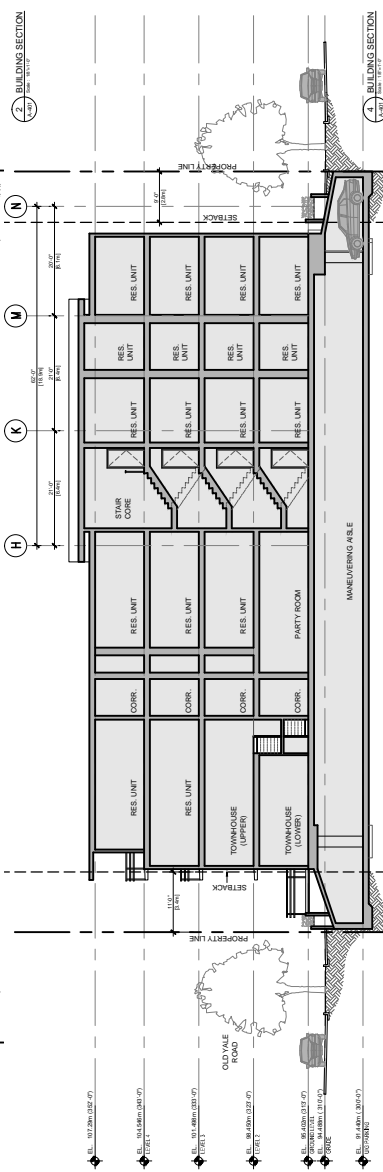
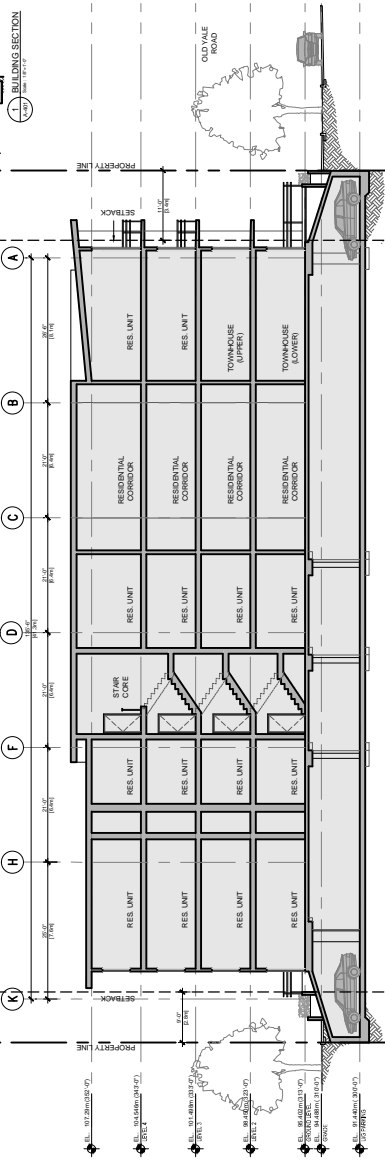
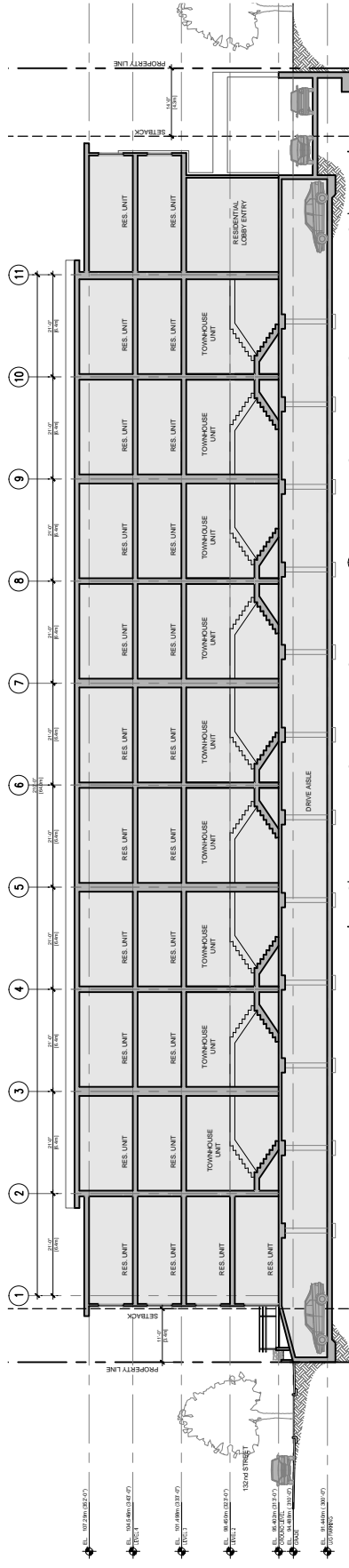
DATE: 2014-12-01

NO.	REVISIONS	DATE
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MAXIMA CONSULTING GROUP
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 WWW.MAXIMACONNECT.COM

Public Center
 1350 STREET AND
 OLD YALE ROAD
 SURREY, BC
 V3R 0A2

DATE: 2014-12-01



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2024-01-15
2	REVISED PER COMMENTS	2024-02-01
3	REVISED PER COMMENTS	2024-02-15
4	REVISED PER COMMENTS	2024-03-01
5	REVISED PER COMMENTS	2024-03-15
6	REVISED PER COMMENTS	2024-04-01
7	REVISED PER COMMENTS	2024-04-15
8	REVISED PER COMMENTS	2024-05-01
9	REVISED PER COMMENTS	2024-05-15
10	REVISED PER COMMENTS	2024-06-01
11	REVISED PER COMMENTS	2024-06-15



Public Center
 13204 STREET AND
 OLD VALE ROAD
 SURREY, BC
 VAN
 CONNECT

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2024-01-15
2	REVISED PER COMMENTS	2024-02-01
3	REVISED PER COMMENTS	2024-02-15
4	REVISED PER COMMENTS	2024-03-01
5	REVISED PER COMMENTS	2024-03-15
6	REVISED PER COMMENTS	2024-04-01
7	REVISED PER COMMENTS	2024-04-15
8	REVISED PER COMMENTS	2024-05-01
9	REVISED PER COMMENTS	2024-05-15
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11	REVISED PER COMMENTS	2024-06-15

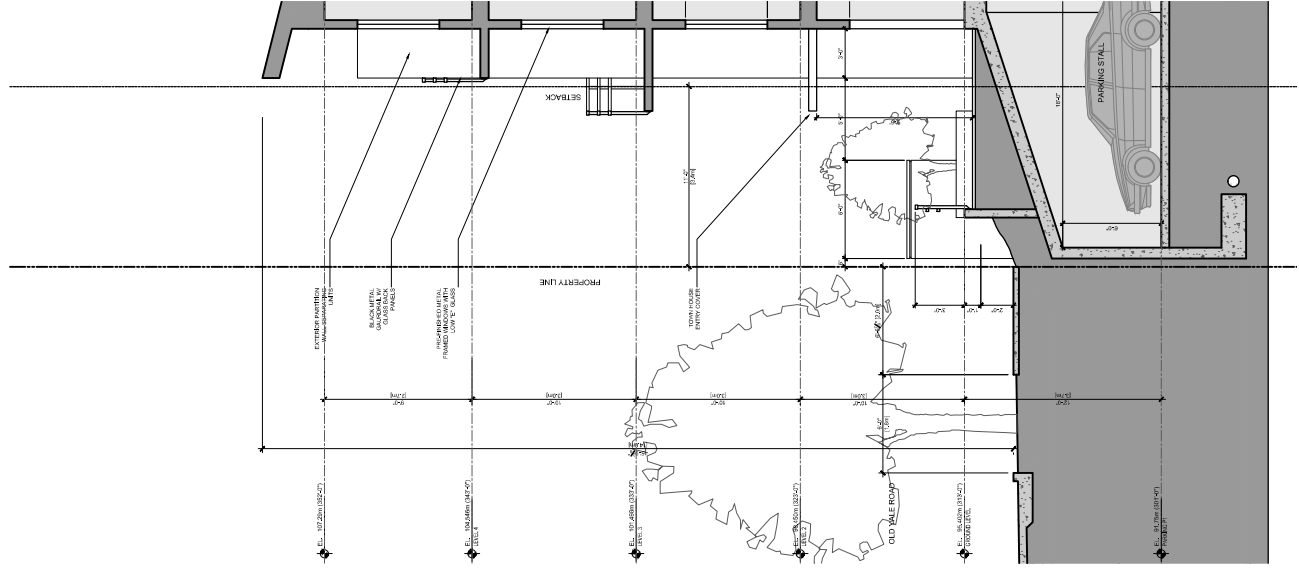
Public Center
 13204 STREET AND
 OLD VALE ROAD
 SURREY, BC
 VAN
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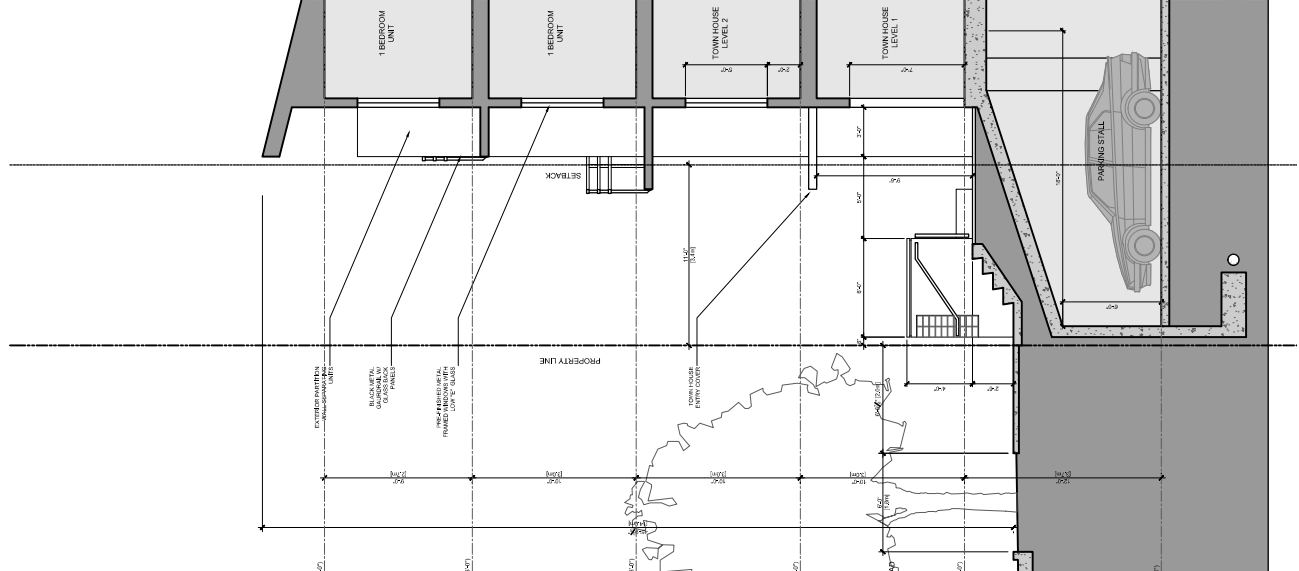
Public Center
 13300 STREET AND
 OLD VALE ROAD
 SURREY, BC
 URBAN
 CONNECT

NO.	REVISION	DATE
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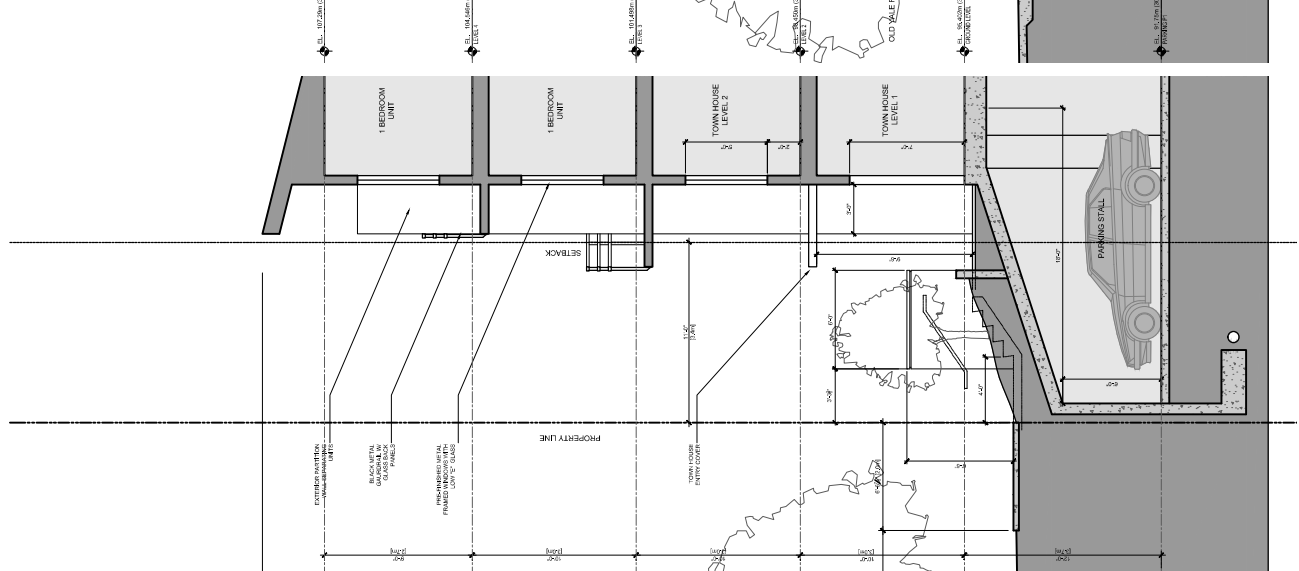
STREET SECTIONS



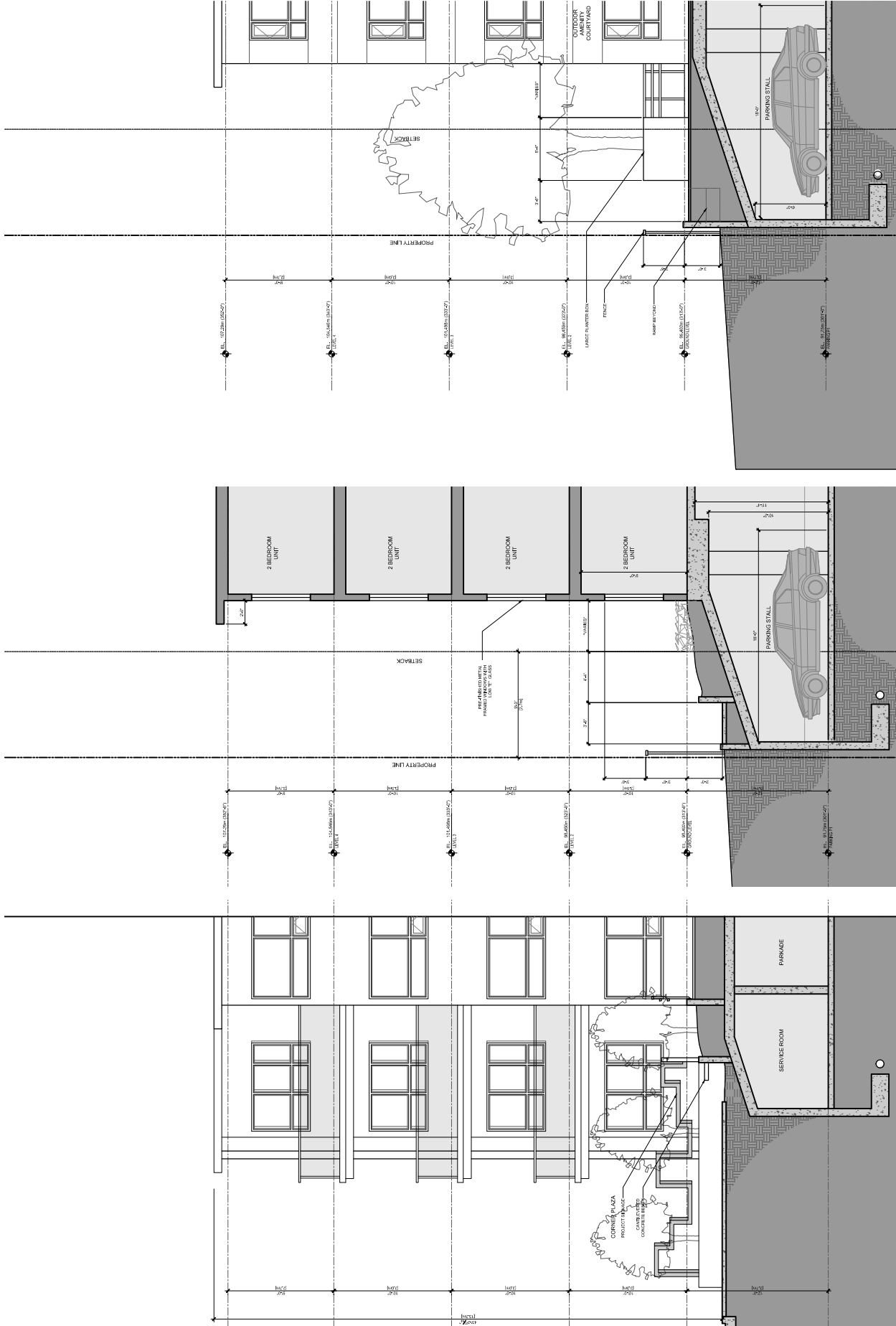
1 OLD VALE ROAD STREET SECTION



2 OLD VALE ROAD STREET SECTION



3 OLD VALE ROAD STREET SECTION



NORTHWEST CORNER
STREET SECTION

SOUTH FACADE
STREET SECTION

AMENITY COURTYARD
STREET SECTION

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	2024.08.15	JK	JK
2	REVISION			
3	REVISION			
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MAXIM LIVING INC.
1000 YALE ROAD
SURREY, BC
V3R 5G5
TEL: 604.591.1111
WWW.MAXIMLIVING.COM

Public Corner
1300 YALE STREET AND
OLD YALE ROAD
SURREY, BC
V3R 5G5
MAX
CONNECT

DATE	REVISION
2024.08.15	ISSUED FOR PERMIT

STREET SECTIONS

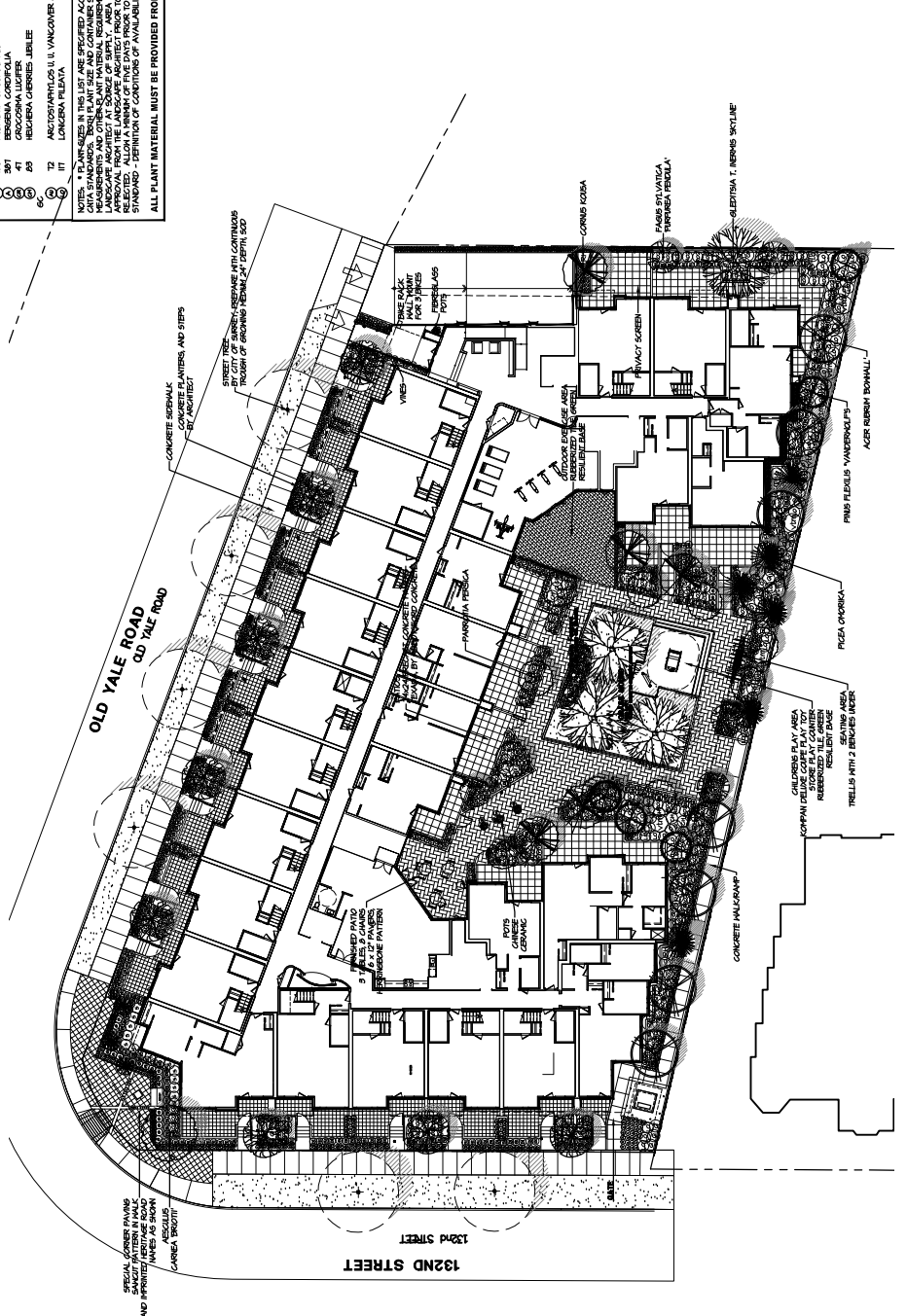
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PLANT SCHEDULE
 COMMON NAME
 PLANTER SIZE / REMARKS

NO.	PLANT	COMMON NAME	PLANTER SIZE / REMARKS
01	ACER FRONTALINUM	SHAKE BARK MAPLE	50H GAL 2H HT B&B
02	ACER PLATANIFOLIUM	RED HORSE CHESTNUT	50H GAL 2H HT B&B
03	AKASHI KASAI	KOREA DOGWOOD	50H GAL 2H HT B&B
04	AKASHI KASAI	KOREA DOGWOOD	50H GAL 2H HT B&B
05	AKASHI KASAI	KOREA DOGWOOD	50H GAL 2H HT B&B
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NOTES: 1. PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE B&L LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITY STANDARDS. 2. PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. 3. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER LANDSCAPE ARCHITECT AT SCALE OF SHEET. 4. AREA OF SEARCH TO INCLUDE LOCAL, MAIL AND TRUCKER VALLEY. 5. SUBSTITUTIONS, CERTAIN WRITTEN SELECTIONS, AND/OR PLANT MATERIALS MAY BE REQUIRED TO OBTAIN THE BEST QUALITY PLANT MATERIALS AVAILABLE. 6. PLANT MATERIALS WILL BE SELECTED, ALLOW A MINIMUM OF FIVE DAYS FROM ORDER TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO B&L LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



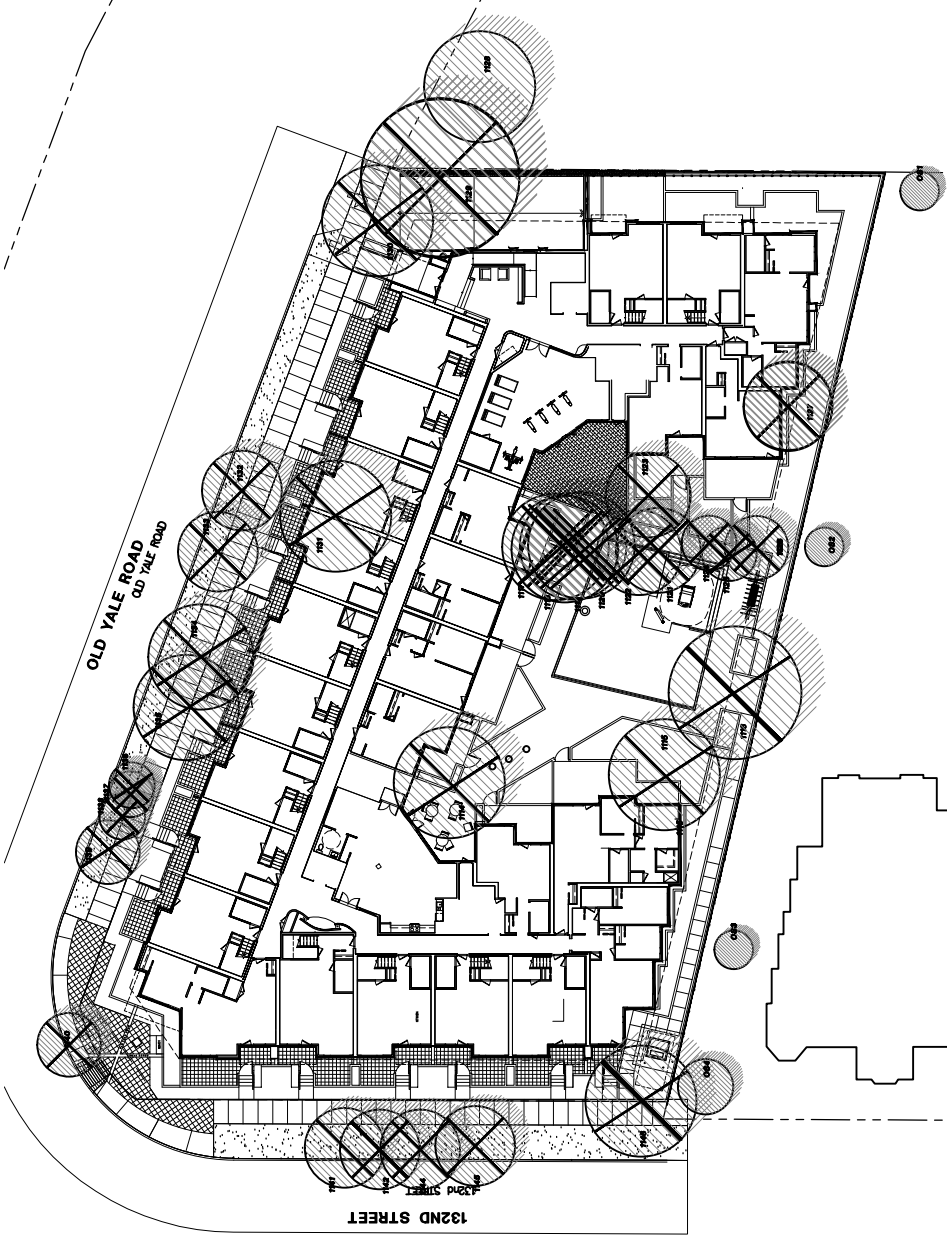
J.D. Mitchell & Associates Ltd.
 132nd Street, Suite 100
 Surrey, BC V4A 1A8
 Tel: (604) 382-3942
 Fax: (604) 382-3943

PROJECT:
CONNECT RESIDENTIAL DEVELOPMENT
 OLD YALE ROAD AND 132ND STREET, SURREY, B.C.
 WITH PATRICK COTTER ARCHITECTS

DRAWING TITLE:
LANDSCAPE PLAN

DATE	1/14/2020	DRAWING NUMBER	
SCALE	1/8"=1'-0"	DESIGN	DMG
DRAWN	DMG	CHECKED	DMG
DESIGN	DMG	DATE	1/14/2020
CHECKED	DMG	PROJECT NUMBER	13204-SUP
DATE	1/14/2020	OF	4
SCALE	1/8"=1'-0"		
DRAWN	DMG		
DESIGN	DMG		
CHECKED	DMG		
DATE	1/14/2020		

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EXISTING TREE TO BE REMOVED
 EXISTING TREE TO BE RETAINED

NO.	DATE	REVISION DESCRIPTION	BY
1		REVISE TREE COMMENTS	DP
2		REVISE TREE COMMENTS	DP
3		REVISE TREE COMMENTS	DP
4		REVISE TREE COMMENTS	DP
5		REVISE TREE COMMENTS	DP
6		REVISE TREE COMMENTS	DP
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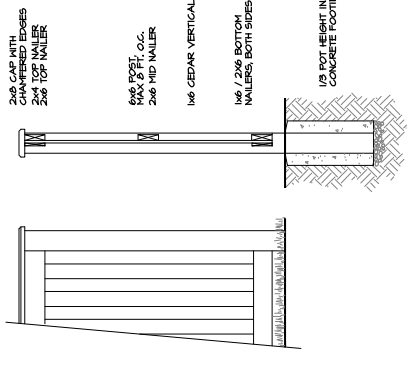
DMG
 landscape architects
 J.D. Mitchell & Associates Ltd.
 10000 Highway 100, Suite 100
 May Creek, VA, Canada V3A 4L3
 Suite C100 - 4186, 5th Creek Drive
 Burnaby, BC V5C 6S9
 Canada
 PH (604) 437-3982 FAX 437-9723

PROJECT:
CONNECT DEVELOPMENT
RESIDENTIAL
OLD YALE ROAD AND 132ND STREET, SURREY, B.C.
 WITH PATRICK COTTER ARCHITECTS

DRAWING TITLE:
TREE MANAGEMENT PLAN

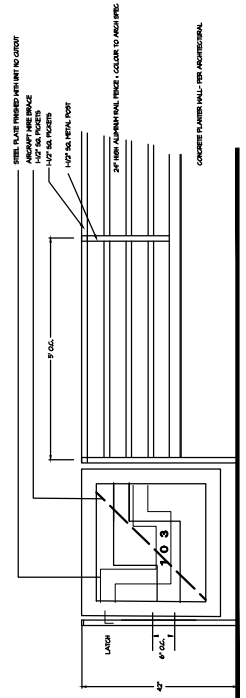
DATE	1/28/20	DRAWING NUMBER	
SCALE	1/8"=1'-0"		
DRAWN			L2
DESIGN	PCM		
CHECKED	PCM		
DMG PROJECT NUMBER:		11-029	

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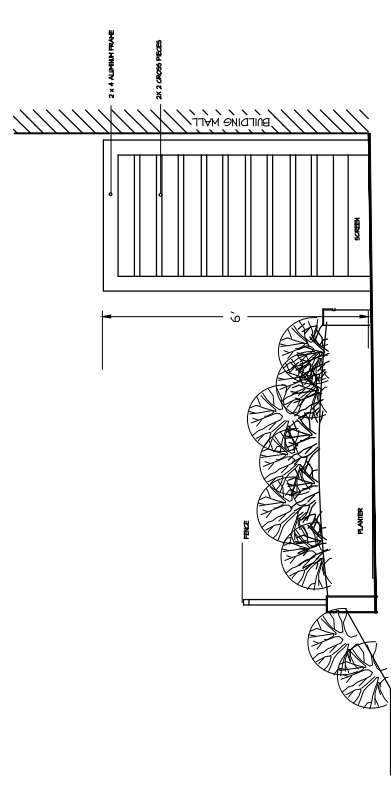


- 2x6 CAP WITH CHAMFERED EDGES**
 2x4 TOP RAILER
 2x6 TOP RAILER
 1x6 CEDAR VERTICALS
 1x6 / 2x6 BOTTOM RAILERS, BOTH SIDES
 1/2 POT HEIGHT IN CONCRETE FOOTING
- NOTE**
 1. ALL POSTS PRESURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL CEDAR IS (CONSTRUCTION GRADE MINIMUM).
 3. ALL HARDWARE HOT DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
 5. GATE TO BE AS PER FULL FINISH SPECIFICATIONS TO BE 36" STEPS MAX.

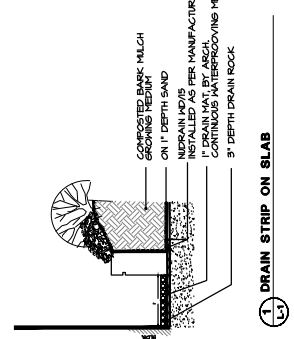
1 PERIMETER SOLID CEDAR FENCE
 3/4" = 1'-0"



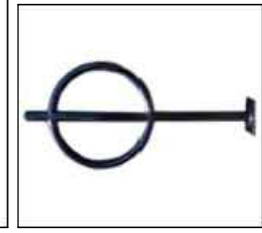
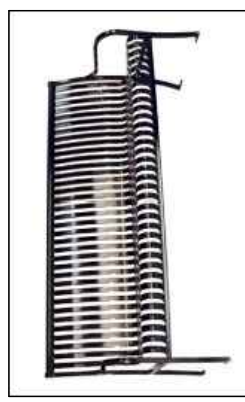
2 42" ALUMINUM RAIL FENCE WITH GATE
 3/4" = 1'-0"



1 SECTION AT STREET FRONTING PLANTERS, SCREEN AT BUILDING FACE
 varies - confirm



1 DRAIN STRIP ON SLAB
 1/4" = 1'-0"



2 FRANCES ANDREW SITE FURNISHINGS
 3/4" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	BY
1	1/20/21	REVISE PER COMMENTS IND. SITE PLAN	DP
2	1/20/21	REVISE PER COMMENTS IND. SITE PLAN	DP

SEAL:



J.D. Michalek Associates Ltd.
 1000 Highway 104
 Willowdale, Ontario
 M2H 3L7
 PH: (416) 497-3982 FAX: (416) 497-7223

PROJECT:
CONNECT RESIDENTIAL DEVELOPMENT
 OLD SALE ROAD AND 152ND STREET, SURREY, B.C.
 WITH PATRICK COTTER ARCHITECTS

DRAWING TITLE:
LANDSCAPE DETAILS

DATE:	1/20/21	DRAWING NUMBER:	
SCALE:			
DRAWN:			
DESIGN:	PCM		
CHECKED:	PCM		

L3
 OF 4
 11-029

1029-532P



INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: **Development Project Engineer, Engineering Department**

DATE: **May 24, 2011** PROJECT FILE: **7811-0059-00**

RE: **Engineering Requirements
Location: 13230 Old Yale Rd**

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- dedicate road widening on 132 Street (for a 30 metre wide road) and Old Yale Road (for a 27 metre wide road);
- register a right-of-way adjacent to Old Yale Road for a sidewalk;
- close/purchase surplus lane south of the site.

Works and Services

- construct east side of 132 Street and south side of Old Yale Road to arterial road standard in accordance with City Centre requirements;
- construct adequately-sized storm, water and sanitary service connections to the site;
- remove all existing overhead hydro, telephone and cablevision lines fronting the site.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit/
Development Variance Permit.

Bob Ambardar, P.Eng.
Development Project Engineer

RWB



Thursday, May 05, 2011
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 11 0059 00

SUMMARY

The proposed 103 lowrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	5
Secondary Students:	3

September 2010 Enrolment/School Capacity

Old Yale Road Elementary

Enrolment (K/1-7):	32 K + 335
Capacity (K/1-7):	40 K + 375

Kwantlen Park Secondary

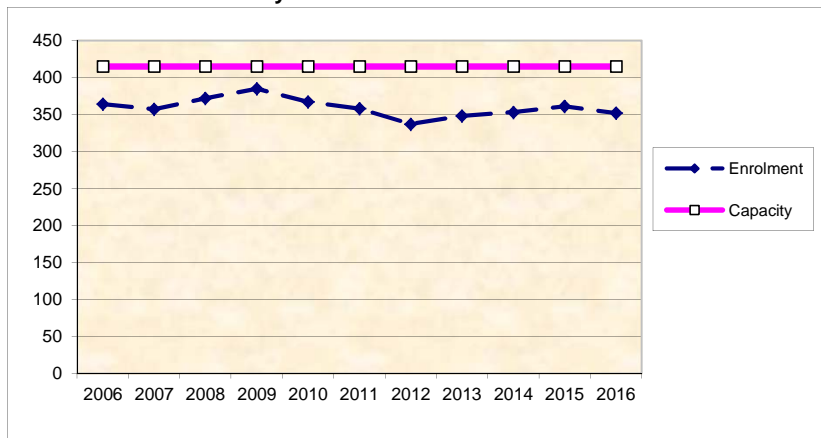
Enrolment (8-12):	1480
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

School Enrolment Projections and Planning Update:

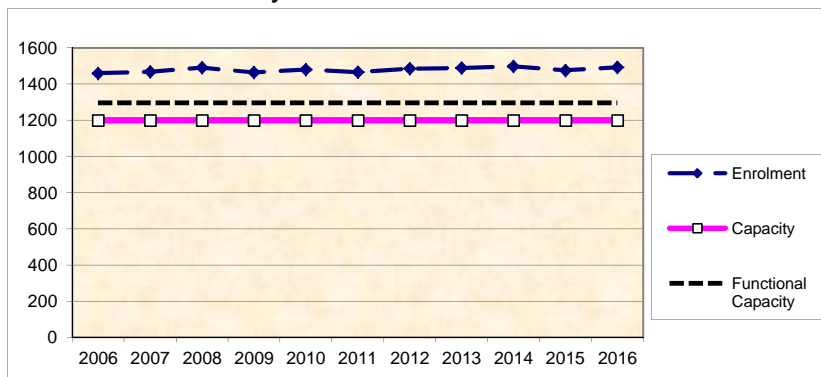
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The District is considering possible enrolment move options to eliminate projected overcrowding at Kwantlen Park Secondary School. The proposed development will not have an impact on these projections.

Old Yale Road Elementary



Kwantlen Park Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.



TREE PRESERVATION SUMMARY

Surrey Project No.: _____
 Project Location: 13230, 13238 Old Yale Road and 10168, 10156 132nd Street, Surrey BC
 Registered Arborist: Trevor Cox, MCIP
 ISA Certified Arborist (PN1920A)
 Certified Tree Risk Assessor (43)
 BC Parks Wildlife and Danger Tree Assessor

Detailed Assessment of the existing trees of an Arborist's Report is submitted on file. The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment of the Subject Site: Four lots totaling a .915 acre parcel. There are 4 separate residences. Protected sized pioneer and ornamental species trees found within site.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified	25	(A)
Number of Protected Trees declared high risk due to natural causes	0	(B)
Number of Protected Trees to be removed	25	(C)
Number of Protected Trees to be Retained (A-B-C)	0	(D)
Number of Replacement Trees Required (C-B) x 2	50	(E)
Number of Replacement Trees Proposed	50	(F)
Number of Replacement Trees in Deficit (E-F)	0	(G)
Total Number of Protected and Replacement Trees on Site (D+F)	50	(H)
Number of Lots Proposed in the Project	1	(I)
Average Number of Trees per Lot (H / I)	50	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached _____

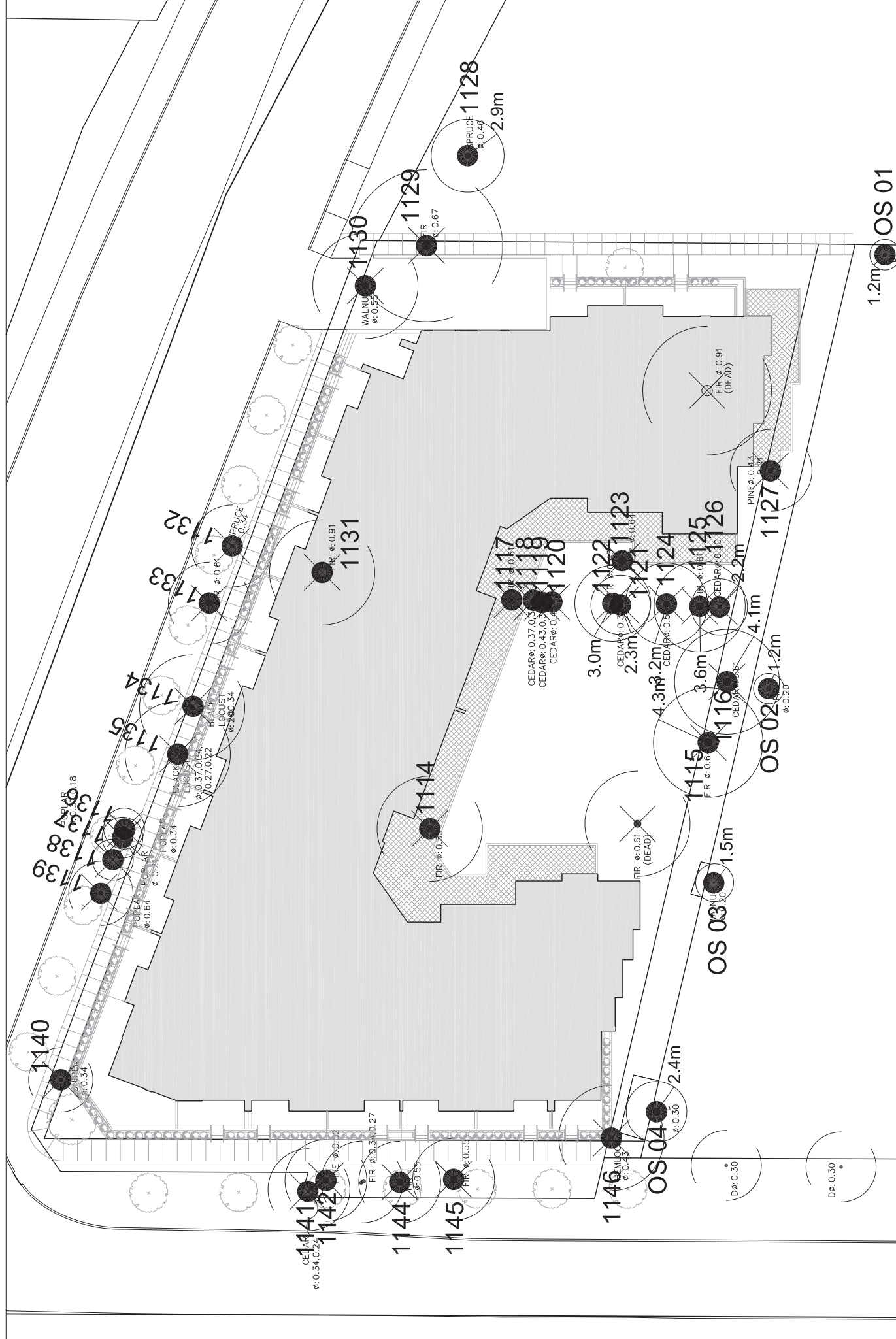
This plan will be available before final adoption _____

Summary prepared and submitted by:

Arborist

April 26, 2011

Date



CLIENT: 0897068 BC LTD.
 9571 Herbert Road Richmond BC
 C/O
 Patrick Cotter Architect Inc.
 235-11300 No.5 Road Richmond BC
 Telephone 604-272-1427

DATE: March 15, 2011
 Updated April 21, 2011

TITLE: TREE PROTECTION AND REMOVAL PLAN
 13230, 13238 Old Yale Road and 10156, 10168 132
 Street, Surrey BC

342 WEST 8TH AVENUE
 VANCOUVER, BC V5Y 3X2
 PHONE 604.733.4886

**DIAMOND HEAD
 CONSULTING LTD.**

LEGEND

- TREE TO BE RETAINED
- ✕ TREE TO BE REMOVED
- ROOT PROTECTION ZONE
- ROOT PROTECTION FENCING

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 006-588-255

Lot 100 Section 27 Block 5 North Range 2 New Westminster District Plan 31407

13230 Old Yale Road

Parcel Identifier: 006-588-182

Lot 99 Section 27 Block 5 North Range 2 New Westminster District Plan 31407

13238 Old Yale Road

Parcel Identifier: 006-588-468

Lot 102 Section 27 Block 5 North Range 2 New Westminster District Plan 31407

10156 - 132 Street

Parcel Identifier: 000-624-489

Lot 101 Except: Parcel "A" (By-law Plan 46414) Section 27 Block 5 North Range 2 New Westminister District Plan 31407

10168 - 132 Street

Parcel Identifier: 028-134-761

That Part of Section 27 Block 5 North Range 2 West New Westminister District Shown on Plan BCP43625

Lane

(hereinafter referred to as the "Lands")

2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium *density, multiple unit residential buildings and ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are developed in accordance with a *comprehensive design*.

B. Permitted Uses

The *Lands and structures* shall be used for *multiple unit residential buildings and ground-oriented multiple unit residential buildings*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *floor area ratio* shall not exceed 2.09.
2. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 54%.

F. Yards and Setbacks

1. *Buildings and structures* shall be sited in accordance with the following minimum *setbacks*:

Setback	North <i>Yard</i>	South <i>Yard</i>	Western <i>Yard</i>	Eastern <i>Yard</i>
Use				
<i>Principal Buildings and Accessory Buildings and Structures</i>	3.3 m [11 ft.]	2.7 m [9 ft.]	3.3 m [11 ft.]	4.2 m [14 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. Notwithstanding Sub-section E.17(b) of part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, stairs of four risers or less may encroach into the *setback*.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. Principal buildings: The *building height* shall not exceed 14 metres [46 feet].
2. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 feet].

H. Off-Street Parking

1. Notwithstanding Table C.6 of, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended 88 resident *parking spaces* and 16 visitor *parking spaces* shall be provided.
2. All required resident and visitor *parking spaces* shall be provided as *underground parking*.
3. *Tandem parking* is not permitted.
4. Notwithstanding Sub-section A.2(c) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, the *underground parking facility* may extend to the northern *lot line*.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping strip* of not less than 1.0 metres [3 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be located within the *underground parking*.

J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:

- (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
- (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
3,400 sq. m. [0.84 acre]	40 metres [131 ft]	65 metres [213 ft.]

Dimensions shall be measured in accordance with Section E.21, of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000 as amended.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-135 Zone (in City Centre) as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.

7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
 8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2010, No. 17111, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-135 Zone (in City Centre).
 9. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
 10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

READ A FIRST AND SECOND TIME on the _____ th day of _____, 20 .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20 .

READ A THIRD TIME ON THE _____ th day of _____, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

_____ CLERK